



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£310,000 - £320,000



2 Bedroom



1 Reception



1 Bathroom



32 Den Hill, Eastbourne, BN20 8SZ

*** GUIDE PRICE £310,000 - £320,000 ***

Superb far reaching views across Eastbourne towards the sea are enjoyed from the rear of this terraced house in Old Town which is nestled at the foot of the South Downs. Having two double bedrooms, there is an open plan sitting room approached via the new porch and the rear facing kitchen/dining room includes some integrated appliances. Access is gained from here to the lean to and ground floor cloakroom. There is a well appointed bathroom/wc on the first floor and there is a terraced front patio. The rear garden is essentially lawned but has a patio seating area and direct access to the garage. This is part of a block and includes power, lighting and a water tap. Excellent local schools, Albert shopping parade and bus services into town can all be found nearby.

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Main Features

- Terraced House
- 2 Double Bedrooms
- Cloakroom
- Open Plan Sitting Room
- Kitchen/Dining Room
- Lean To
- Bathroom/WC
- Lawned & Patio Garden
- Garage
- Views Towards the Sea
& Close to South Downs

Entrance

Frosted composite door to-

Entrance Porch

Frosted windows. Inner door to-

Cloakroom

Low level WC. Wall mounted wash hand basin. Glazed window to rear aspect.

Open Plan Sitting Room

17'0 x 11'7 (5.18m x 3.53m)

Fireplace with wall mounted gas fire. Luxury vinyl tiled flooring. Radiator. Sliding patio doors to front aspect.

Kitchen/Dining Room

17'0 x 8'4 (5.18m x 2.54m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding oak worktops with cupboards and drawers under. Inset four ring electric hob and eye level double oven, microwave and warming drawer. Integrated fridge freezer and dishwasher. Range of wall mounted units. Cupboard with space and plumbing for washing machine. Radiator. Luxury vinyl tiled flooring. Double glazed window to rear aspect. Sliding door to-

Lean To

Sliding door to rear aspect.

Stairs from Ground to First Floor Landing:

Airing cupboard housing gas boiler. Access to loft with ladder (not inspected).

Bedroom 1

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'1 x 9'10 (3.07m x 3.00m)

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect with far reaching views across Eastbourne towards the sea.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is an attractive front patio and a sizeable lawned rear garden with a patio seating area. There is also gated rear access.

Garage

18'22 x 8'99 (5.49m x 2.44m)

A single garage is located in a block to the rear and direct access is gained from the garden. It has an up and over door, electric lighting, power supply and a water tap.

Council Tax Band = B

EPC = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.