

59 Whitley Road,
Eastbourne, BN22 8ND

Freehold

Offers In Excess Of
£410,000



5 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Conveniently located on the borders of Seaside and Roselands, this deceptively spacious Period home is both semi detached and bay fronted. Arranged with five bedrooms and two receptions, there is a fitted kitchen with an adjoining utility room that also provides access to the cloakroom. A family bathroom/wc and further separate wc are located on the first floor whilst there is a walled rear garden approximately 40' in length. Off street parking is arranged to the front. Seaside recreation ground, shops on Seaside are all close by, whilst the picturesque seafront, town centre and a number of schools are also easily accessible.

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Main Features

- Semi Detached Period House

- 5 Bedrooms

- Sitting Room

- Dining Room

- Kitchen

- Utility Room

- Cloakroom

- Bathroom/WC and separate WC

- Walled Rear Garden

- Off Street Parking

Entrance

Covered entrance, composite door to-

Vestibule

Inner door to-

Entrance Hallway

Radiator, wood laminate flooring and understairs units

Sitting Room

14'11 x 11'4 (4.55m x 3.45m)

Radiator, fireplace with surround and mantel above and double glazed window to front aspect

Dining Room

15'10 x 9'6 (4.83m x 2.90m)

Radiator, wood laminate flooring, decorative fireplace with mantel above, double glazed window and double glazed door to rear aspect

Kitchen

11'11 x 10'08 (3.63m x 3.25m)

Radiator, tiled floor and double glazed window to side aspect.

Utility Room

7'9 x 6'0 (2.36m x 1.83m)

Radiator, tiled floor, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler. Double glazed window to rear aspect and double glazed door to side aspect.

Cloakroom

Low level WC, pedestal hand wash basin, radiator, tiled floor, part tiled walls and double glazed frosted window.

Stairs from Ground to First Floor Landing

Radiator and understair cupboard.

Bedroom 1

12'0 x 10'8 (3.66m x 3.25m)

Radiator, carpet and double glazed window to front aspect.

Bedroom 2

11'9 x 10'10 (3.58m x 3.30m)

Radiator, carpet and double glazed window to rear aspect.

Bedroom 3

11'3 x 10'8 (3.43m x 3.25m)

Radiator, carpet, built in wardrobe and double glazed window to rear aspect.

Bedroom 4

9'5 x 8'11 (2.87m x 2.72m)

Radiator, carpet and double glazed window to front aspect.

Bathroom/WC

Panelled bath, shower screen and wall mounted shower. Pedestal wash basin with mixer tap set in vanity unit, low level WC, radiator, tiled floor and part tiled walls with double glazed frosted window.

Separate WC

Low level WC, pedestal wash basin with double glazed frost window.

Staircase from First to Second Floor Landing

Bedroom 5

8'6 x 6'1 (2.59m x 1.85m)

Eaves storages, walk in wardrobe and double glazed window

Outside

There is a walled rear garden approximately 40' in length with gated side access.

Parking

Off street parking is arranged to the front.

Council Tax Band = C