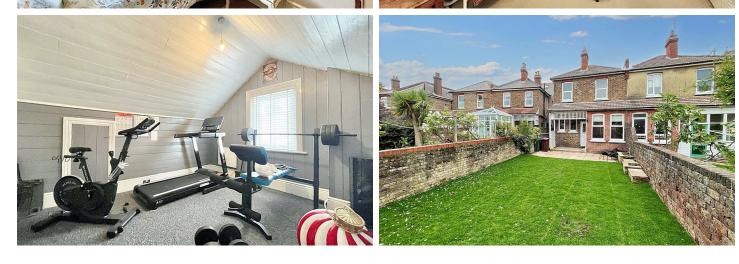


59 Whitley Road, Eastbourne, BN22 8ND









5 Bedroom

2 Reception **_** 1 Bathroom

Freehold

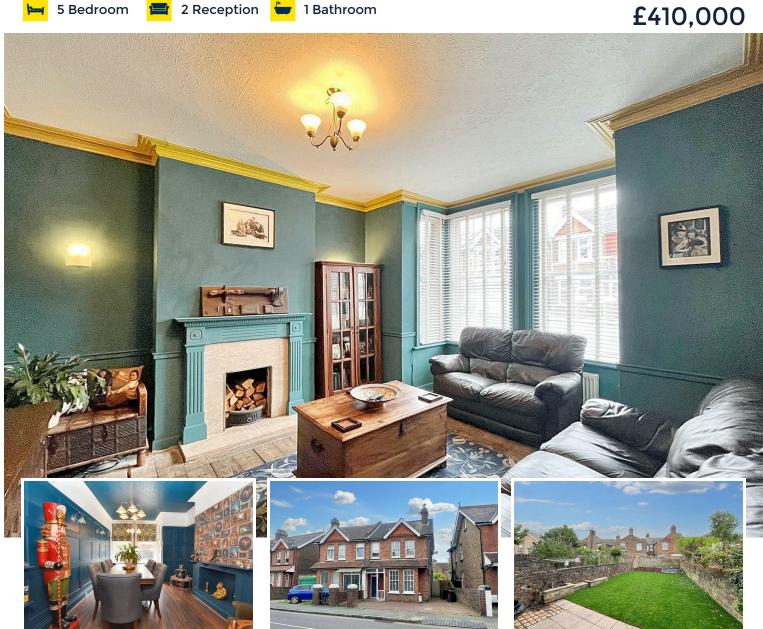
£410,000

Offers In Excess Of



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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.



59 Whitley Road, Eastbourne, BN22 8ND

OFFERS IN EXCESS OF £410,000

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.



Freehold **Offers In Excess Of** £410,000

59 Whitley Road, Eastbourne, BN22 8ND

• Semi Detached Period Vestibule aspect. Inner door to- Entrance Hallway aspect. • S Bedrooms Entrance Hallway Partiage of the pa			
• Semi Detached Period Vestibule aspect. Inner door to- Entrance Hallway aspect. • S Bedrooms Entrance Hallway Partiage of the pa	Main Features	Covered entrance, composite door to- Vestibule	11'3 x 10'8 (3.43m x 3.25m) Radiator, carpet, built in wardrobe and double glazed w
• 5 Bedrooms Entrance Hallway P5 x 811 (2.87m x 2.72m) • 5 Bedrooms Radiator, wood laminate flooring and understairs units P5 x 811 (2.87m x 2.72m) • Sitting Room M411 x114 (4.55m x 3.45m) Radiator, carpet and double glazed window to front aspect • Dining Room Radiator, fireplace with surround and mantel above and double glazed Bathroom/WC • Kitchen Dining Room Separate WC Low level WC, ra and part tilde walls with double glazed window • Utility Room Radiator, iteration window to front aspect Separate WC Low level WC, pedestal wash basin with double glazed • Cloakroom Kitchen Bitro 96 (4.83m x 3.25m) Bedroom 1 Separate WC Low level WC, pedestal wash basin with double glazed vindow to side aspect. • Cloakroom Kitchen Radiator, tilde floor and double glazed window to side aspect. Bedroom 5 86 x 61 (2.59m x 1.85m) • Bathroom/WC and Radiator, tilde floor, space and plumbing for washing machine and tumb dryer. wall mounted gas boiler. Double glazed window to rear aspect Outside There is a walled rear garden approximately 40' in leng side access. • Off Street Parking Cloakroom Low level WC, pedestal hand wash basin, radiator, tiled floor, part tiled window to front aspect. Council Tax Band = C • Off Street Parking			
 Sitting Room Dining Room Dining Room Kitchen Dining Room Vullity Room Radiator, fireplace with surround and mantel above and double glazed Kitchen Utility Room Radiator, direplace with surround and mantel above and double glazed Kitchen Utility Room Radiator, double glazed window and double glazed door to rear aspect Cloakroom Kitchen Bathroom/WC and separate WC Utility Room Walled Rear Garden Off Street Parking Off Street Parking Cloakroom 1 Cloakroom 1 Cloakroom 1 Diny to Yes (3.66m x 3.25m) Radiator, tiled floor, space and plumbing for washing machine and tumble dryer, wall mounted gas bolier. Double glazed window to rear Stairs from Cround to First Floor Landing Radiator and double glazed window to rear Bedroom 1 Yo x 108 (3.66m x 3.25m) Radiator, due double glazed window to front aspect. Bedroom 5 Bathroom/WC and Bathroom (WC and asis from Cround to First Floor Landing Radiator, tiled floor, part tiled walls and double glazed window. Stairs from Cround to First Floor Landing Radiator and understair cupboard. Bedroom 1 Dur lis (3.66m x 3.25m) Radiator and understair cupboard. Bedroom 1 Yo X 108 (3.66m x 3.25m) Radiator and understair cupboard. Bedroom 1 Yo X 108 (3.66m x 3.25m) Radiator, carpet and double glazed window to front aspect. Bedroom 1 Yo X 108 (3.66m x 3.25m) Radiator, carpet and double glaz			
• Dining Room Radiator, fireplace with surround and mantel above and double glazed window to front aspect basin with mixer tap set in vanity unit, low level WC, ra and part tiled walls with double glazed frosted window • Kitchen Dining Room Separate WC Low level WC, pedestal wash basin with double glazed window and double glazed door to rear aspect Separate WC Low level WC, pedestal wash basin with double glazed • Cloakroom Kitchen Bedroom 5 Bedroom 5 Bedroom 5 • Kitchen 1111 x 1008 (3.63m x 3.25m) Bedroom 5 Bedroom 5 Bedroom 5 • Bathroom/WC and Radiator, tiled floor and double glazed window to side aspect. Bedroom 5 Bedroom 5 • Walled Rear Carden (L336m x 1.83m) Radiator, tiled floor, space and plumbing for washing machine and tumble dryer, wall mounted gas bolier. Double glazed window to rear aspect and double glazed forsted window. Outside • Off Street Parking Cloakroom Cloakroom Cloakroom Low level WC, pedestal hand wash basin, radiator, tiled floor, part tiled walls with double glazed forsted window. During arranged to the front. Cloakroom Cloakroom Cloakroom Council Tax Band = C • Walled Rear Garden Radiator, tiled floor to side aspect. Council Tax Band = C Cloakroom Low level WC, pede	Sitting Room	14'11 x 11'4 (4.55m x 3.45m) Radiator, fireplace with surround and mantel above and double glazed	Bathroom/WC Panelled bath, shower screen and wall mounted shower basin with mixer tap set in vanity unit, low level WC, rad and part tiled walls with double glazed frosted window.
15'10 '9'6 (4.83m x 2.90m) Down level WC, pedestal wash basin with double glazed • Utility Room Radiator, wood laminate flooring, decorative fireplace with mantel above, double glazed window and double glazed door to rear aspect Staircase from First to Second Floor Landing • Cloakroom Kitchen Bedroom 5 • Bathroom/WC and 11'11 x 10'08 (3.63m x 3.25m) Bedroom 5 • Bathroom/WC and Nadiator, tiled floor and double glazed window to side aspect. Bedroom 5 • Walled Rear Carden Utility Room Outside There is a walled rear garden approximately 40' in leng side access. • Off Street Parking Cloakroom Cloakroom Cloakroom Duble glazed forsted window. • Stairs from Ground to First Floor Landing Radiator and understair cupboard. Bedroom 1 Council Tax Band = C • Diff Street Parking Bedroom 1 10'8 (3.66m x 3.25m) Council Tax Band = C • Off Street Parking Bedroom 1 10'8 (3.66m x 3.25m) Bedroom 1 Council Tax Band = C • Diff Street Parking Bedroom 1 10'8 (3.66m x 3.25m) Bedroom 2 Edword 1awindow to front aspect.	Dining Room		
• Utility Room Radiator, wood laminate flooring, decorative fireplace with mantel above, double glazed window and double glazed door to rear aspect Staircase from First to Second Floor Landing • Cloakroom Kitchen Bedroom 5 • Bathroom/WC and separate WC Utility Room Bedroom 5 • Walled Rear Garden Vulity Room Outside • Off Street Parking Bedroom to side aspect. Outside • Off Street Parking Cloakroom Low ledwice glazed door to side aspect. Dustide • Off Street Parking Cloakroom Low ledwice glazed door to side aspect. Outside • Off Street Parking Cloakroom Low ledwice glazed door to side aspect. Outside • Cloakroom Cloakroom Stairs from Ground to First Floor Landing • Off Street Parking Stairs from Ground to First Floor Landing Radiator, tiled floor, spart tiled floor, part tiled floor, carpet and double glazed window to front aspect. Council Tax Band = C • Off Street Parking Bedroom 1 12'0 x 10'8 (3.66m x 3.25m) Radiator, tiled floor, spart tiled floor, part tiled Council Tax Band = C • Off Street Parking Bedroom 1 12'0 x 10'8 (3.66m x 3.25m) Bedroom 1 Council Tax Band = C • Off Street	• Kitchen	15'10 x 9'6 (4.83m x 2.90m) Radiator, wood laminate flooring, decorative fireplace with mantel	•
 Cloakroom Bathroom/WC and separate WC Walled Rear Garden Off Street Parking 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, arpet and double glazed window to front aspect. Bedroom 1 12'0 x 10'8 (3.65m x 3.25m) Bedroom 2 	 Utility Room 		
 Bathroom/WC and separate WC Utility Room 7'9 x 6'0 (2.36m x 1.83m) Walled Rear Garden Off Street Parking Off Street Parking Cloakroom Low level WC, pedestal hand wash basin, radiator, tiled floor, part 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 	Cloakroom	Kitchen 11'11 x 10'08 (3.63m x 3.25m)	-
79 x 6'0 (2.35m x 1.83m) There is a walled rear garden approximately 40' in leng side access. • Off Street Parking 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. Parking Off street parking is arranged to the front. • Off Street Parking Cloakroom Cloakroom 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. Council Tax Band = C Bedroom 1 12'0 x 10'8 (3.66m x 3.25m) Radiator, carpet and double glazed window to front aspect. Bedroom 2	 Bathroom/WC and 		8'6 x 6'1 (2.59m x 1.85m) Eaves storages, walk in wardrobe and double glazed wi
 Off Street Parking Off Street Parking Cloakroom 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 	•	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	There is a walled rear garden approximately 40' in lengt
 Off Street Parking 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 	 Walled Rear Garden 		
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	 Off Street Parking 		•
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		Low level WC, pedestal hand wash basin, radiator, tiled floor, part tiled	Council Tax Band = C
12'0 x 10'8 (3.66m x 3.25m) Radiator, carpet and double glazed window to front aspect. Bedroom 2			
		12'0 x 10'8 (3.66m x 3.25m)	
Radiator, carpet and double glazed window to rear aspect.		11'9 x 10'10 (3.58m x 3.30m)	

Freehold

Offers In Excess Of £410,000

window to rear

spect.

ver. Pedestal wash radiator, tiled floor ow.

ed frost window.

window

gth with gated

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