



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

£269,950



16 Lindfield Road, Eastbourne, BN22 0BB

Being sold CHAIN FREE, this much improved terraced house in West Hampden Park has two generous double bedrooms and a spacious double aspect sitting/dining room. The property features a refitted modern kitchen and a refitted bathroom/wc and also benefits from off street parking with a driveway to the front. There is a large walk in storage area under the stairs in addition to a lean to utility area whilst double glazing and gas fired central heating and radiators extend throughout. The rear garden also enjoys distant views towards the South Downs with a Westerly aspect. Local shops and schools are close by and the Village high street shops and mainline railway station are within walking distance.

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£269,950**Main Features**

- Terraced House
- 2 Double Bedrooms
- Sitting/Dining Room
- New Kitchen
- Lean to workshop/Utility Room
- New bathroom/WC
- Off street parking
- Rear Garden
- CHAIN FREE

Entrance

Frosted composite double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Exposed wooden flooring. Double glazed frosted window.

Sitting/Dining Room

21'1 x 12'1 (6.43m x 3.68m)

Radiator. Exposed wooden flooring. Double glazed window to front and rear aspect.

New Kitchen

10'8 x 9'0 (3.25m x 2.74m)

Range of units comprising of single drainer sink unit with mixer tap, part tiled walls, surrounding worksurfaces having cupboards and drawers under. Inset four ring gas hob and eye level electric oven, space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units, wood laminate floorin, double glazed window to rear aspect and door to-

Lean to workshop/Utility Room

8'2 x 3'7 (2.49m x 1.09m)

Double glazed door to rear garden.

Stairs from Ground to First Floor Landing

New Carpet.

Bedroom 1

18'4 x 9'4 (5.59m x 2.84m)

Radiator. Built in wardrobe. New carpet. Wall mounted gas boiler. Double glazed window to front aspect.

Bedroom 2

12'0 x 11'4 (3.66m x 3.45m)

Radiator. New carpet. Double glazed window to front aspect.

New Bathroom/WC

Panelled bath. Mixer tap. Shower attachment. Shower screen. Pedestal wash basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Double glazed frosted window.

Outside

There is an enclosed rear garden with gated access and a Westerly aspect.

Parking

A driveway to the front provides off street parking.

EPC = C**Council Tax Band = B**

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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.