



01323 412200

TOWN PROPERTY

Freehold

29 Burton Road, Eastbourne, BN21 2RE

£459,950



4 Bedroom 2 Reception 1 Bathroom

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Being sold CHAIN FREE, this excellent detached home in Rodmill provides spacious accommodation ideally suited for families. Having four double bedrooms, there is a generous front facing sitting room which is double aspect and opens onto the Southerly facing lawned front garden. The dining room and kitchen/breakfast room both onto the secluded rear garden which is laid to Indian sandstone patio and planted borders. Benefits include a cloakroom, shower room/wc and a long driveway provides ample off street parking for numerous vehicles and leads to the garage. Nearby schools and shops on Framfield way are within close walking distance and the district general hospital is also within walking distance. Eastbourne town centre is approximately one and half miles distant.

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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.

29 Burton Road, Eastbourne, BN21 2RE

£459,950**Main Features**

- Detached House
- 4 Double Bedrooms
- Large Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Shower Room/WC
- Attractive Front and Rear Gardens
- Large Driveway
- Garage
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet. Double glazed frosted window.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap in vanity unit. Radiator. Part tiled walls. Shaver point. Double glazed frost window.

Sitting Room

20'8 x 11'2 (6.30m x 3.40m)

Radiator. Carpet. Fireplace with ornate surround, mantel above and inset electric fire. Double glazed window to front aspect and sliding patio doors.

Dining Room

10'9 x 8'7 (3.28m x 2.62m)

Capet. Radiator. Sliding double glazed patio door to rear.

Kitchen/Breakfast Room

11'8 x 9'5 (3.56m x 2.87m)

Range of units comprising of single drainer sink unit with mixer tap. Part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric cooker and fridge freezer. Wall mounted units and extractor. Radiator. Double glazed window to rear aspect an double glazed door to rear garden.

Stairs from Ground Floor to First Floor Landing

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

11'6 x 9'7 (3.51m x 2.92m)

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

Bedroom 2

11'6 x 9'3 (3.51m x 2.82m)

Carpet. Radiator. Double glazed window to front aspect.

Bedroom 3

9'3 x 8'7 (2.82m x 2.62m)

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 4

11'1 x 7'3 (3.38m x 2.21m)

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

Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Double glazed frosted window to side aspect.

Outside

There are attractive front and rear gardens. The former is laid to lawn with mature shrubs and palms whilst the rear Indian sandstone patio is secluded and has surrounding flower and shrub borders with gated side and rear access.

Parking

A large block paved driveway to the front provides off street parking for a number of vehicles.

Garage

Up and over door and door to rear garden.

COUNCIL TAX BAND = E