Freehold



4 Bedroom



2 Reception



1 Bathroom

£289,950



4 Annington Road, Eastbourne, BN22 8NG

A chain free four bedroom terraced house located in the Roselands area within easy reach of shops and nearby schools. Having undergone recent improvement the house is well presented and benefits from a a bay windowed lounge, separate dining room and spacious fitted kitchen. The ground floor is completed by a rear lobby with a ground floor cloakroom and access to the patio rear garden. The first floor comprises of the 4 bedrooms and a refitted Bathroom/WC. Eastbourne Town Centre and mainline Railway Station are both within comfortable walking distance from the property and an internal inspection comes highly recommended.

4 Annington Road, Eastbourne. BN22 8NG

£289,950

Main Features

Entrance

Frosted entrance door to-

Terraced House

Porch

Further door to-

• 4 Bedroom House

Hallway

Dado Rail. Radiator. Stairs to first floor and door to dining room.

Lounge

Lounge

Dining Room

14'3 x 10'6 (4.34m x 3.20m)

Picture rail. Radiator. Fireplace with tiled surround and hearth. Phone point. Double glazed bay

Ground Floor Cloakroom

window.

Dining Room

• Double Aspect Fitted Kitchen

12'0 x 10'11 (3.66m x 3.33m)

Radiator. Understairs cupboard. Feature fireplace. Window to rear aspect. Door to-

· Bathroom/WC

Double Aspect Fitted Kitchen

12'0 x 9'7 (3.66m x 2.92m)

Garden

CHAIN FREE

Modern range of fitted high gloss worktops and units. Worktops with inset single drainer sink unit with mixer tap and range cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Part tiled walls. Wall mounted gas boiler. Wood effect flooring. Window to side and rear aspect. Door to rear lobby with cupboard with power and door to WC.

Stairs from Ground to First Floor Landing

Loft hatch (not inspected).

Bedroom 1

12'1 x 9'8 (3.68m x 2.95m)

Feature fireplace. Radiator. Double glazed window to side aspect.

Bedroom 2

12'2 x 8'2 (3.71m x 2.49m)

Feature fireplace. Airing cupboard housing hot water cyclinder. Radiator. Double glazed window to side aspect.

Bedroom 3

11'6 x 7'1 (3.51m x 2.16m)

Feature fireplace. Built in wardrobe with hanging rail. Double glazed window to front aspect.

Bedroom 4

8'3 x 6'5 (2.51m x 1.96m)

Radiator. Double glazed window to front aspect.

Modern Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Pedestal wash basin with chrome mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside

The rear garden is mainly laid to patio with flowerbeds and gated rear access.

COUNCIL TAX BAND = B

EPC = E

www.town-property.com | E. info@town-property.com | T. 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.