



TOWN PROPERTY



01323 412200

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

- Terraced House
- 4 Bedroom House
- Lounge
- Dining Room
- Ground Floor Cloakroom
- Double Aspect Fitted Kitchen
- Bathroom/WC
- Garden
- CHAIN FREE

Entrance
Frosted entrance door to-

Porch
Further door to-

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

Lounge
14'3 x 10'6 (4.34m x 3.20m)
Picture rail. Radiator. Fireplace with tiled surround and hearth. Phone point. Double glazed bay window.

Dining Room
12'0 x 10'11 (3.66m x 3.33m)
Radiator. Understairs cupboard. Feature fireplace. Window to rear aspect. Door to-

Double Aspect Fitted Kitchen
12'0 x 9'7 (3.66m x 2.92m)
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 cylinder. 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