

12 Eridge Road,
Eastbourne, BN21 2TG

Freehold

Guide Price
£410,000 - £425,000



3 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com [01323 412200](tel:01323412200)

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.



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2/3 Bedroom 1/2 Reception 2 Bathroom



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Favourably located in the Rodmill area of Eastbourne, this detached chalet style house has two/three bedrooms and one/two receptions including a study/occasional bedroom 3. The property has been extended to create a first floor master bedroom and en suite whilst the sitting room provides access to the refitted modern kitchen and the full width conservatory/garden/dining room. A further ground floor bath and shower room/wc is included whilst double glazing and gas fired central heating and radiators extend throughout. There is a low maintenance front garden laid to artificial grass and the mature rear garden is laid to patio, lawn and a vegetable plot with a pleasant Southerly aspect being enjoyed. Planted with fruit trees and flower and shrub borders, access is gained to a covered car port, driveway and single garage all of which are located to the rear. Local shops in Framfield Way, nearby schools and the district general hospital are all within close walking distance.

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Main Features

- Detached Chalet Style House
- Two/Three Bedrooms
- Ground Floor Shower Room/WC
- Study/Bedroom 3
- New Kitchen
- Conservatory/Garden/Dining Room
- En-Suite to Master Bedroom
- Large South Facing Garden
- Driveway and Carport
- Garage

Entrance

Frosted UPVC Double glazed door to-

Entrance Hallway

Store Cupboard. Wood laminate flooring.

Ground Floor Bath and Shower Room/WC

Panelled bath. Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Double glazed frosted window.

Study/Occasional Bedroom

9'8 x 9'3 (2.95m x 2.82m)
Radiator. Wood laminate flooring. Double glazed windows to front and side aspects. Stairs to first floor master bedroom.

Sitting Room

14'4 x 10'11 (4.37m x 3.33m)
Radiator. Wood laminate flooring. Double glazed window to side aspect. Double doors leading to conservatory.

Bedroom

14'3 x 10'8 (4.34m x 3.25m)
Radiator. Wood laminate flooring. Double glazed windows to front and side aspect.

New Kitchen

11'10 x 8'1 (3.61m x 2.46m)
Range of units comprising of bowl and a half single drainer ceramic sink unit and mixer tap with surrounding upstands and work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under, integrated washing machine and space for fridge freezer. Range of wall mounted units and extractor. Wood laminate flooring. Double glazed window to side aspect. Door leading to conservatory.

Conservatory/Garden/Dining Room

20'2 x 7'0 (6.15m x 2.13m)
Radiator. Tiled flooring. Double glazed window to rear and side aspect. Double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing

Master Bedroom

14'2 x 14'0 (4.32m x 4.27m)
Walk in loft with boiler and eaves storage with lighting. Radiator. Extensive eaves storage with lighting. Double glazed window to front and rear aspect.

En-Suite

Shower Cubicle. Wall mounted shower. Pedestal wash basin. Low level WC. Radiator. Double glazed frosted window.

Outside

There is a low maintenance front garden laid to artificial grass with the lovely rear garden enjoying a Southerly aspect. This is arranged with areas of patio, lawn and fruit and vegetable beds with planted trees and shrubs.

Parking

There is a generous covered car port in addition to an adjacent driveway and a garage. All of which are accessed via the service road to the rear.

Garage

Up and over door.

COUNCIL TAX BAND = D

EPC = E