



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£325,000



171 Seaside, Eastbourne, BN22 7NP

An attractive end of terraced house enviably situated in the Redoubt within easy walking distance of the Seafront and Whitley Recreational Grounds. Providing spacious and well proportioned accommodation the house benefits from a wonderful double aspect lounge with log burner, an incredibly spacious fitted Kitchen/Dining Room with access to the enclosed garden that is mainly laid to decking. The first floor comprises of three double bedrooms, the master bedroom being double aspect with glorious far reaching views towards the South Downs and a refitted bathroom. Eastbourne Town Centre and Mainline Railway Station are easily accessible and an internal inspection comes very highly recommended.

171 Seaside, Eastbourne, BN22 7NP

£325,000**Main Features**

- End of Terrace House
- 3 Double Bedrooms
- Double Aspect Lounge
- Kitchen/Dining Area
- Modern Bathroom/WC
- Enclosed Garden
- Views towards South Downs and Whitley Recreational Grounds
- Walking distance to Seafront

Entrance

Entrance door to-

Hallway

Oak flooring. Victorian style radiator. Understairs cupboard. Stairs to first floor.

Double Aspect Lounge

15'11 x 11'0 (4.85m x 3.35m)

Corniced ceiling. Oak flooring. Victorian style radiators. Fireplace with inset log burner. Double glazed window to front aspect and bay window to side aspect with views over Whitney Recreational Grounds.

Wonderful fitted Kitchen/Dining Room

15'0 x 10'9 (4.57m x 3.28m)

Modern range of gloss wall and base units with chrome handles. Worktop with inset single drainer bowl and a half sink unit with mixer tap. Built in gas hob with stainless steel splashback and extractor cooker hood. Electric oven. Plumbing and space for washing machine. Space for upright fridge freezer. Integrated dishwasher and space for tumble dryer. Tiled floor. Double glazed windows to front and side aspect.

Dining Area

12'2 x 11'0 (3.71m x 3.35m)

Oak flooring. Coved ceiling. Contemporary style radiators and double glazed window.

Stairs from Ground to First Floor

Split level landing. Loft hatch (not inspected). Double glazed window.

Double Aspect Bedroom 1

12'8 x 11'1 (3.86m x 3.38m)

Victorian style radiators. Double glazed windows to front and side aspects with wonderful far reaching views towards the South Downs.

Bedroom 2

10'4 x 8'4 (3.15m x 2.54m)

Built in wardrobe with hanging rail. Victorian style radiator. Double glazed window to front aspect.

Bedroom 3

10'10 x 8'1 (3.30m x 2.46m)

Coved ceiling. Fitted wardrobe. Victorian style radiator. Double glazed window to front aspect.

Modern Bathroom

White suite comprising of panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash basin with mixer tap. Tiled walls. Chrome heated towel rail. Double glazed window.

Outside

The enclosed garden is laid to decking with an area of slate. There is an outside tap, power socket, shed and gated access.

EPC = D**Council Tax Band = C**

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.