



TOWN PROPERTY



01323 412200

Freehold



5 Bedroom

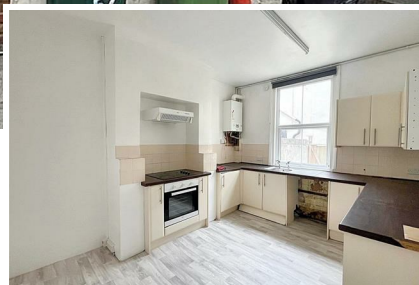


1 Reception



1 Bathroom

£310,000



52 Longstone Road, Eastbourne, BN21 3SL

Being sold CHAIN FREE, this period townhouse has five double bedrooms with accommodation arranged over three floors. The property is in good condition and includes a sitting room, kitchen/breakfast room and bathroom with a separate wc. The Beacon shopping centre, mainline railway station and picturesque seafront are all within close walking distance.

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Main Features

- Terraced House
- 5 Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Separate WC
- Patio Garden
- CHAIN FREE

Entrance

Door to-

Entrance Hallway

Radiator. Two understairs cupboard. Double glazed door to rear aspect.

Sitting Room

12'8 x 12'6 (3.86m x 3.81m)

Radiator. Double glazed window to front aspect.

Kitchen/Breakfast Room

13'2 x 10'3 (4.01m x 3.12m)

Range of units comprising single drainer sink unit with surrounding work surfaces with cupboards and drawers under. Inset 4 ring electric hob and electric oven under. Space for fridge freezer and space and plumbing for automatic washing machine. Range of wall mounted units. Radiator. Double glazed window to rear.

Bedroom 1

13'2 x 10'6 (4.01m x 3.20m)

Radiator. Double glazed window to rear aspect.

Bedroom 4

12'10 x 8'0 (3.91m x 2.44m)

Radiator. Double glazed window to front aspect.

Bedroom 5

9'5 x 7'11 (2.87m x 2.41m)

Radiator. Double glazed window to front aspect. Door to -

WC

Double glazed window.

Staircase from First to Second Floor Landing:

Door to-

Bedroom 2

12'0 x 10'6 (3.66m x 3.20m)

Radiator. Double glazed window to front aspect.

Bedroom 3

11'10 x 9'7 (3.61m x 2.92m)

Radiator. Double glazed window to front aspect. Door to-

Bathroom

Panelled bath. Pedestal wash hand basin. Radiator. Frosted double glazed window.

Outside

There is a patio garden to the rear.

EPC = D.

Council Tax Band = C

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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.