



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£395,000



17 Burton Road, Eastbourne, BN21 2RD

Detached and spacious family home with three double bedrooms located in Rodmill, positioned within comfortable walking distance of a local parade of shops, schools and Eastbourne's District General Hospital. Large L shaped lounge dining room, southerly facing rear garden, ground floor WC, garage with driveway for multiple cars and being sold chain free and does require some modernisation.

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£395,000**Main Features**

- Detached House
- Three Bedrooms
- Large 'L' Shaped Lounge/Dining Room
- Kitchen
- Shower Room/WC
- Bathroom/WC
- South Facing Garden
- Large Driveway
- Garage
- CHAIN FREE

Entrance Lobby

Double glazed front door. Access to Garage, Lean to and -

Entrance Hall

Radiator. Understairs cupboard. Parquet flooring.

Lounge/Dining Room

20'8 x 17'8 (6.30m x 5.38m)

'L' shaped dual aspect room. Two radiators. Electric fireplace. Parquet flooring. Double glazed window to side aspect and double glazed door to rear garden.

Kitchen

10'8 x 8'4 (3.25m x 2.54m)

Range of wall and base units with cupboards and drawers under. Worktop with inset stainless steel sink with mixer tap and gas hob. Electric double oven.

Extractor hood. Plumbing and space for washing machine and dishwasher. Space for fridge freezer.

Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Boiler. Extractor fan. Single glazed window to front aspect.

Stairs from Ground to First Floor Landing

Airing cupboard. Double glazed window to side aspect.

Bedroom 1

17'5 x 9'11 (5.31m x 3.02m)

Radiator. Array of fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2

11'1 x 10'4 (3.38m x 3.15m)

Radiator. Double glazed window to front aspect.

Bedroom 3

10'11 x 8'4 (3.33m x 2.54m)

Radiator. Fitted units and wardrobe. Double glazed window to side aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Heated towel rail. Wash hand basin. Fully tiled walls. Double glazed window to side aspect.

Outside

Southerly lawned rear garden mainly laid to lawn, matured shrubbery and gate for rear access.

Garage

17'10 x 7'11 (5.44m x 2.41m)

Single garage with internal access from entrance lobby. Power. Up and over door.

COUNCIL TAX BAND = D

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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.