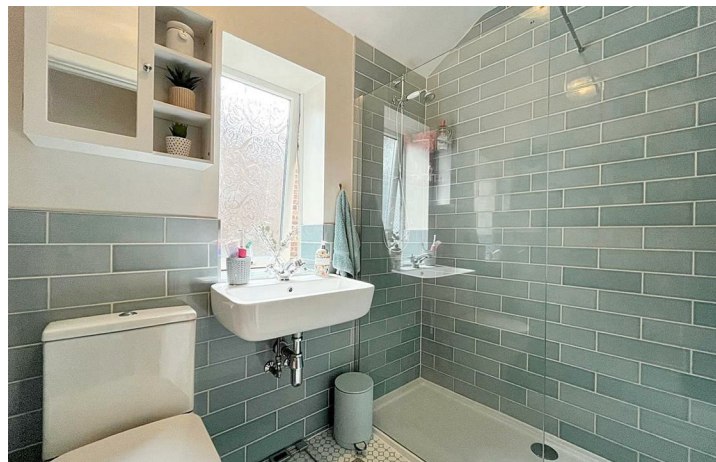


27 Dudley Road,  
Eastbourne, BN22 8HD

Freehold

Guide Price  
£340,000 - £350,000



3 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 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.



TOWN PROPERTY



01323 412200

Freehold

Guide Price  
£340,000 - £350,000

3 Bedroom 2 Reception 2 Bathroom



27 Dudley Road, Eastbourne BN22 8HD

\*\*\* GUIDE PRICE £340,000 - £350,000 \*\*\*

This beautifully presented Victorian terraced home is located in the desirable Seaside area of Eastbourne, offering the perfect blend of character, space, natural light and convenience. The property features three spacious bedrooms, with the master bedroom benefiting from an En-Suite. The home is in excellent condition throughout with a contemporary fitted kitchen, modern shower room, bespoke panelling and includes an additional garden plot, perfect for outdoor enjoyment, just a short walk from the beach. Ideally situated close to the town centre and train station, this property is ideal for those seeking coastal living with easy access to local amenities and transport links.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

27 Dudley Road, Eastbourne, BN22 8HD

Guide Price  
£340,000 - £350,000

### Main Features

- Victorian Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- En-Suite to Master Bedroom
- Large Garden
- Close to Seafront

### Entrance

Low level wall. Double glazed storm porch. Outside tap.

### Hallway

Double glazed front door. Column radiator. Decorative panelling. Opening to dining room.

### Lounge

14'0 x 10'7 (4.27m x 3.23m)

Fireplace with electric fire. Radiator. Double glazed box bay window to front aspect. Double opening doors to-

### Dining Room

13'11 x 12'2 (4.24m x 3.71m )

Radiator. Log burner. Double glazed window to rear aspect. Opening to-

### Kitchen

13'6 x 9'10 (4.11m x 3.00m)

Range of wall and base units, mirostone work surfaces with butler sink and four ring gas hob. Extractor cooker hood. Electric oven. Integrated dishwasher. Space for upright fridge freezer and tumble dryer and space and plumbing for washing machine.

### Stairs from Ground to First Floor Landing

Decorative panelling. Loft access (not inspected). Boiler located in loft.

### Bedroom 1

14'2 x 9'7 (4.32m x 2.92m)

Radiator. Decorative panelling. Double glazed box bay window to front aspect.

### En-Suite

Shower cubicle with waterfall shower head and further shower attachment. Heated towel rail. Low level WC. Wash hand basin with cupboard below. Extractor fan.

### Bedroom 2

12'5 x 8'9 (3.78m x 2.67m )

Radiator. Built in wardrobes. Double glazed window to rear aspect. Currently being used as a walk in wardrobe/dressing room.

### Bedroom 3

10'1 x 9'8 (3.07m x 2.95m)

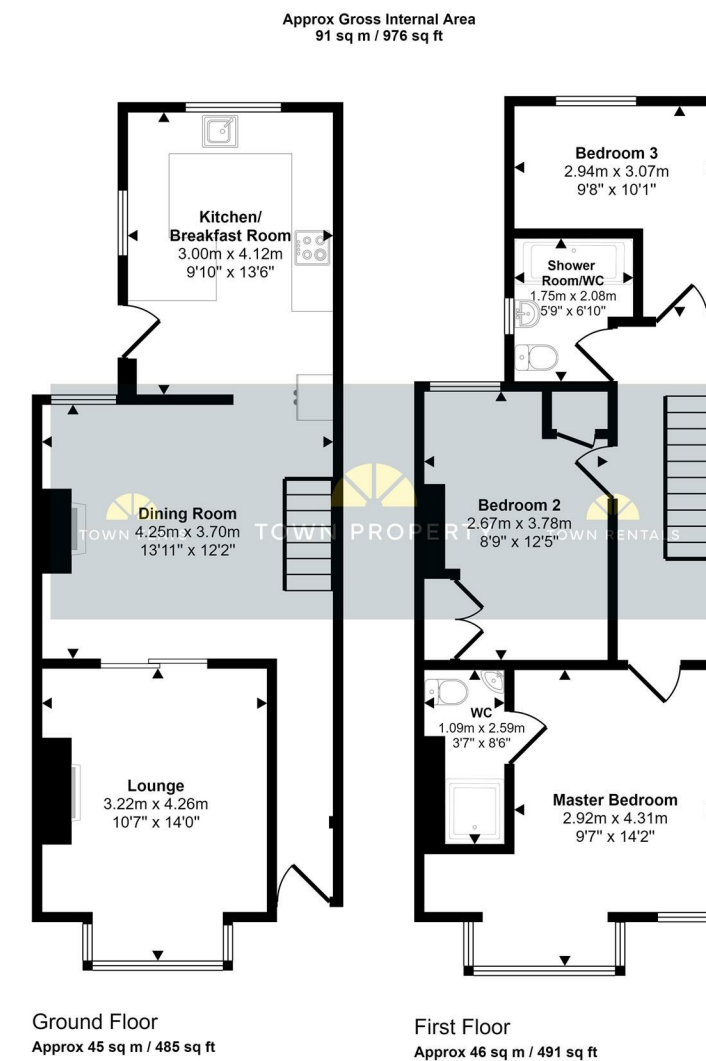
Radiator. Double glazed window to rear aspect. Currently being used as a home office.

### Shower Room/WC

Walk in shower enclosure. Low level WC. Wash hand basin. Heated towel rail. Double glazed frosted window to side aspect. Part tiled walls.

### Outside

Garden adjoining the house laid to pavers with brick planted borders and gate for rear access, garden then opens up to an additional plot mainly laid to lawn. There is also a shed at the bottom of the garden.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

[www.town-property.com](http://www.town-property.com) | E. [info@town-property.com](mailto:info@town-property.com) | T. 01323 412200

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.