



TOWN PROPERTY

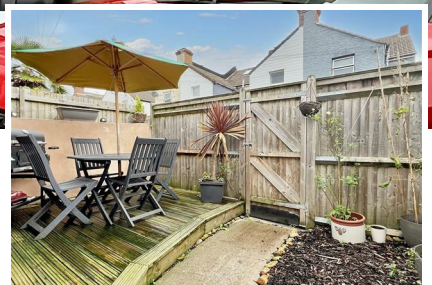


01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

Guide Price
£310,000 - £320,000



9 Neville Road, Eastbourne, BN22 8HR

*** GUIDE PRICE £310,000 - £320,000 ***

This lovely Period home in the heart of Seaside is bay fronted and has been extended on the ground floor. Presented to a high standard, this charming home provides deceptively spacious accommodation comprising three bedrooms, a sitting room, open plan dining room and a well equipped kitchen/breakfast room. The property is notable for its fitted window shutters throughout and the property also boasts a modern ground floor bathroom and a first floor WC. To the rear is a patio garden. Local shops are within close walking distance whilst the town centre, mainline railway station and the picturesque seafront are all close by.

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Main Features

- Period Terraced House
- Three Bedrooms
- Sitting Room
- Open Plan Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom/WC
- First Floor WC
- Walled Patio Garden
- Close to Seafront

Entrance

Covered entrance with frosted double glazed composite door to-

Entrance Hallway

Radiator. Luxury vinyl flooring.

Sitting Room

14'4 x 11'0 (4.37m x 3.35m)

Radiator. Carpet. Ornate surround with open fireplace and mantel above. Double glazed window to front aspect with fitted shutters.

Open Plan Dining Room

11'7 x 11'4 (3.53m x 3.45m)

Radiator. Luxury vinyl flooring. Double glazed window to front aspect with fitted shutters.

Kitchen/Breakfast Room

11'4 x 9'9 (3.45m x 2.97m)

Range of units comprising of single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space and plumbing for washing machine. Space for fridge freezer. Range of wall mounted units and wall mounted boiler. Luxury vinyl flooring. Double glazed window to side aspect and double glazed door to side aspect.

Ground Floor Bathroom/WC

Panelled shower bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Tiled floor. Frosted double glazed window with fitted shutters.

Stairs from Ground to First Floor Landing

Two loft hatches, one with ladder (not inspected).

Bedroom 1

14'0 x 11'9 (4.27m x 3.58m)

Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect with fitted shutters.

Bedroom 2

11'7 x 8'8 (3.53m x 2.64m)

Carpet. Radiator. Double glazed window to rear aspect with fitted shutters.

Bedroom 3

9'5 x 8'3 (2.87m x 2.51m)

Carpet. Radiator. Double glazed window to rear aspect with fitted shutters.

First Floor WC

Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

Outside

There is a walled area of patio garden to the rear.

COUNCIL TAX BAND = B

EPC = 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.