






# TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

## £310,000



## 15 Eshton Road, Eastbourne, BN22 7ES

An extremely well presented terraced house that provides spacious and well proportioned rooms throughout. Enviably situated in The Redoubt within comfortable walking distance of the Seafront and local shops the house benefits from a bay windowed lounge, spacious dining room, fitted kitchen and utility room with matching worktop and base units. The first floor comprises of two double bedrooms and an incredibly spacious refitted bathroom. With double glazing, gas central heating and a well presented patio garden an internal inspection comes highly recommended.

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<b>Main Features</b>	<b>Entrance</b> Door to-
• Terraced House	<b>Porch</b> Dado rail. Laminate flooring. Door to-
• Two Double Bedrooms	<b>Hallway</b> Radiator. Laminate flooring. Dado rail. Stairs to the first floor.
• Lounge	<b>Lounge</b> 13'7 x 11'11 (4.14m x 3.63m ) Coved ceiling. Laminate flooring. Feature fireplace with tiled surround. TV point. Double glazed bay window to front aspect.
• Dining Room	<b>Dining Room</b> 15'4 x 10'8 (4.67m x 3.25m) Coved ceiling. Understairs cupboard. Double glazed window to rear aspect.
• Refitted Kitchen	<b>Fitted Kitchen</b> 10'2 x 8'10 (3.10m x 2.69m) Fitted range of white wall and base units, worksurfaces with inset single drainer sink unit with mixer tap, built in gas hob with extractor cooker hood and eye level electric oven. Plumbing and space for dishwasher. Part tiled walls. Radiator. Double glazed window. Double glazed door to garden and door to-
• Utility Room	<b>Utility Room</b> 9'2 x 4'0 (2.79m x 1.22m) Matching range of base units and worktop. Space for upright fridge freezer. Plumbing and space for washing mashing and tumble dryer. Double glazed window.
• Modern Bath/Shower Room	<b>Stairs from Ground to First Floor Landing</b> Radiator. Dado rail.
• Close to Seafront	<b>Bedroom 1</b> 14'2 x 10'8 (4.32m x 3.25m) Radiators. Built in wardrobe. Coved ceiling. Double glazed window to side aspect.
• CHAIN FREE	<b>Bedroom 2</b> 12'2 x 10'11 (3.71m x 3.33m) Radiator. Built in wardrobes. Coved ceiling. Double glazed window to side aspect.
	<b>Modern Bath/Shower Room</b> White suite comprising of panelled bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC. Part tiled walls. Frosted double glazed window. Airing cupboard housing hot water cylinder. Radiator.
	<b>Outside</b> The pleasant rear garden is laid to patio with potted plants and gated rear access.
	<b>Council Tax Band = C</b>
	<b>EPC = D</b>

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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.