



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£350,000 - £375,000



2 Bedroom



1/2 Reception



1 Bathroom



7 Hoo Place, Ruskin Road, Eastbourne BN20 9AY

*** GUIDE PRICE £350,000 - £375,000 ***

Located in the heart of the delightful Willingdon Village, this charming end terraced 'Mews' style house (once a 3 bedroom) now has two generous double bedrooms but could revert back to a three and/or having En Suite facilities, subject to consents. There is a spacious sitting/dining room, a fitted modern kitchen and a useful cloakroom whilst the first floor bathroom/wc is in need of updating. Double glazing and gas fired central heating and radiators extend throughout with some further modernisation and redecoration required. Lawned gardens extend to the front, and mature gardens to the side provide access to the rear patio. Access is gained from here to the garage block at the rear. A single garage is included. The Village shops and eateries, local pubs and Chalk Farm Hotel can all be found close by and Willingdon Golf course and access to the Heritage downland can be found in the surrounding area. Being sold CHAIN FREE.

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Main Features

- Charming End Terraced Mews Style House
- Two Double Bedrooms
- Cloakroom
- Sitting Room/Dining Area
- Modern Kitchen
- Bathroom/WC
- Garage in Block
- Village Amenities Closeby
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Vestibule

Inner door to Hallway and door to-

Cloakroom

Low level WC. Wall mounted wash hand basin. Double glazed frosted window.

Hallway

Radiator. Understairs cupboard. Carpet.

Sitting Room Area

17'5 x 14'4 (5.31m x 4.37m)

Radiator. Carpet. Fireplace with mantel above. Double glazed window to front aspect. Archway to-

Dining Room Area

11'4 x 9'5 (3.45m x 2.87m)

Radiator. Carpet. Service hatch. Double glazed double door to rear aspect.

Modern Kitchen

11'11 x 9'6 (3.63m x 2.90m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for fridge freezer, gas cooker and washing machine. Range of wall mounted units. Engineered oak flooring. Floor standing gas boiler. Double glazed door to rear.

Stairs from Ground to First Floor Landing

Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1

22'7 x 12'8 (6.88m x 3.86m)

Radiator. Engineered wood flooring. Eaves storage cupboard. Double glazed window to front and rear aspect. This room was once two bedrooms, so could revert back or adapt to include En-Suite.

Bedroom 2

11'11 x 10'11 (3.63m x 3.33m)

Exposed wooden flooring. Radiator. Eaves storage. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Pedestal wash basin. Radiator. Store cupboard. Frosted double glazed window.

Outside

There are lawned front gardens and mature gardens to the side. There is a rear patio with access to the garage.

Garage

15'65 x 7'67 (4.57m x 2.13m)

Up and over door. In block (3rd garage from the right).

Agents Note:

A maintenance figure of £35.00 per calendar month is paid towards general upkeep of communal areas.

EPC = E

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.