



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## £339,950



## 68 Channel View Road, Eastbourne, BN22 7LL

A well presented terraced house enviably situated in the Redoubt, yards from Eastbourne Seafont, local shops and the wonderful Princes Park. Providing spacious and well proportioned accommodation the house benefits from a bay windowed lounge, wonderful refitted kitchen and a separate dining room that leads to the well maintained rear garden that is laid to patio and lawn with a decked seating area. The first floor has three bedrooms and a wonderful refitted shower room and separate cloakroom, With double glazing and gas central heating an internal inspection comes highly recommended.

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## Main Features

- Terraced House
- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room
- Cloakroom
- Modern Shower Room
- Patio and Lawned Rear Garden
- Close to Seafront

### Entrance

Door to-

### Hallway

Radiator. Understairs cupboard. Stairs to first floor with glass balustrade.

### Lounge

14'0 x 13'2 (4.27m x 4.01m)

Picture rail. Corniced ceiling. Feature fireplace with inset hearth. Radiator. Double glazed bay window.

### Dining Room

11'1 x 9'7 (3.38m x 2.92m)

Wood effect flooring. Radiator. Double glazed window to side aspect.

### Fitted Kitchen

10'10 x 10'3 (3.30m x 3.12m)

Fitted range of white high gloss wall and base units, worktop with inset single drainer sink unit with mixer tap. Built in electric oven and hob. Extractor cooker hood. Space for upright fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Double glazed window. Door to-

### Utility Room

10'8 x 5'3 (3.25m x 1.60m)

With wall and base units, worktop, plumbing and space for washing machine. Plumbing in place for WC. Wall mounted gas boiler. Radiator. Double glazed window and door to garden.

### Stairs from Ground to First Floor Landing

Dado rail. Loft hatch (not inspected).

### Bedroom 1

14'4 x 9'1 (4.37m x 2.77m)

Radiator. Built in wardrobe. Wood effect flooring. Double glazed bay window to front aspect.

### Bedroom 2

11'1 x 9'11 (3.38m x 3.02m)

Radiator. Built in wardrobe. Wood effect flooring. Double glazed window to side aspect.

### Bedroom 3

7'7 x 6'0 (2.31m x 1.83m)

Wood effect flooring. Double glazed window to front aspect.

### Cloakroom

Low level WC. Vanity unit with inset wash basin and mixer tap. Chrome heated towel rail. Frosted double glazed window.

### Modern Shower Room

Refitted suite with shower cubicle with rainwater shower head. Low level WC. Vanity unit with inset wash basin, chrome mixer tap and cupboards below. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

### Outside

The well maintained rear garden is laid to patio and lawn with an area of decking, raised flower beds and gated rear access.

EPC = D

Council Tax Band = C

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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.