



TOWN PROPERTY



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Freehold

 3 Bedroom  1 Reception  1 Bathroom

£299,950



22 Marsden Road, Eastbourne, BN23 7ED

Occupying a sizeable corner plot, this end terraced house has been the subject of an extensive refurbishment and now has three double bedrooms and both a stylish fitted kitchen and a well appointed bathroom/wc. New flooring extends throughout and the sitting/dining room is double aspect and the gardens to the rear offer lawn, patio and slate covered areas. There is also a multi functional garden room and the driveway to the front provides ample off street parking for a number of vehicles. We believe scope may exist for extending and/or development, subject to consents. Nearby schools, bus services into town and Langney shopping centre are all within close walking distance.

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Main Features

- End Terraced House
- 3 Double Bedrooms
- Double Aspect Sitting Room
- Refitted Modern Kitchen
- Refitted Modern Bath/WC
- Sizeable Garden on Corner Plot
- Garden Room
- Off Street Parking
- Scope to Extend/Develop

Entrance

Double glazed door to-

Entrance Hallway

Wood laminate flooring. Door to-

Double Aspect Living Room

24'04 x 11'04 (7.42m x 3.45m)

Radiator. Wood laminate flooring. Wall mounted electric convector fire. Double glazed window to front and double glazed patio doors to rear.

Refitted Kitchen

15'01 x 8'11 (4.57m x 2.72m)

Range of stylish units comprising single drainer sink unit with surrounding work surfaces having cupboards and drawers below. Integrated oven. Electric hob. Extractor cookerhood. Wall mounted gas boiler. Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects. Double glazed door to rear garden and understairs storage, meter cupboard.

Bedroom 1

11'10 x 11'05 (3.61m x 3.48m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

11'05 x 8'11 (3.48m x 2.72m)

Radiator. Wardrobe and desk recess. Carpet. Double glazed window to front aspect.

Bedroom 3

8'10 x 7'05 (2.69m x 2.26m)

Radiator. Carpet. Double glazed window to rear aspect.

Refitted Modern Bathroom/WC

Panelled shower bath with mixer tap, shower attachment and shower screen.

Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

Rear Garden: The rear garden is sizeable and provides areas of patio, slate coverings and laid lawn. There is also a useful multi function garden room.

Parking

The large corner plot position provides existing off street parking for multiple vehicles. There is scope for garage and/or extending potential, subject to consents.

COUNCIL TAX BAND = B