



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£315,000 - £325,000



3 Bedroom



1 Reception



1 Bathroom



148 Seven Sisters Road, Eastbourne, BN22 0PA

Conveniently located in Lower Willingdon within close walking distance of the shops in Freshwater Square, this extended semi detached house has three bedrooms. Being sold CHAIN FREE, ample parking is provided to the front with a driveway that leads to a single garage and some updating and redecorating is required. The spacious living accommodation comprises a generous sitting/dining room that opens onto a conservatory with a kitchen and bathroom/wc also included. Local schools can also be found within walking distance and Hampden Park Village shops and mainline railway station are also within approximately one mile distant.

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Main Features

- Extended Semi Detached House
- Three Bedrooms
- Sitting Room Area
- Dining Area
- Double Glazed Conservatory
- Kitchen
- Bathroom/WC
- Driveway for Off Road Parking
- Garage
- CHAIN FREE

Entrance

Frosted double glazed door to-

Double Glazed Porch

Frosted double glazed window. Large coats cupboard with heated towel rail. Inner door to-

Hallway

Radiator. Glazed double doors to-

Sitting Room Area

15'3 x 13'8 (4.65m x 4.17m)

Radiator. Carpet. Fireplace surround with mantel above. Understairs cupboard. Double glazed window to front aspect.

Dining Area

8'6 x 8'1 (2.59m x 2.46m)

Radiator. Carpet. Sliding double glazed door to rear.

Double Glazed Conservatory

9'3 x 6'4 (2.82m x 1.93m)

Double glazed windows and sliding double glazed doors to rear garden.

Kitchen

8'10 x 8'3 (2.69m x 2.51m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring electric hob with electric oven under. Space for fridge freezer and space and plumbing for washing machine. Range of wall mounted units and extractor. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Large airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

11'7 x 10'4 (3.53m x 3.15m)

Carpet. Built in wardrobe. Radiator. Double glazed window to rear aspect.

Bedroom 2

9'8 x 8'4 (2.95m x 2.54m)

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

Bedroom 3

8'1 x 6'3 (2.46m x 1.91m)

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

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There is a lawned and patio rear garden with surrounding fencing.

Parking

A driveway to the front provides ample off street parking.

Attached Garage

Up and over door and door to garden.

EPC = C

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.