Freehold



3 Bedroom



1/2 Reception \_\_\_\_ 1 Bathroom



£315,000



# 10 Marine Road, Eastbourne, BN22 7AU

\*\*\* GUIDE PRICE £315,000 to £325,000 \*\*\*

Just yards from the charming seafront and Victoria Pier, this attractive Period end terraced house has been skilfully extended with a loft conversion. Providing deceptively spacious accommodation comprising of three double bedrooms and a large sitting/dining room, the property boasts a fitted modern kitchen with access to a useful cloakroom/utility and there is a stylish bathroom, sep WC and an en suite wc to the top floor bedroom. In good decorative order throughout, there is a walled patio garden with a South Westerly aspect and nearby shops on Seaside are also close by. The town centre and mainline railway station can also be found within close walking distance.

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#### **Main Features**

#### Entrance

Frosted double glazed door to-

#### **Entrance Vestibule**

Inner door to-

Attractive & Extended Older
 Style End Terraced House

inner door to-

Entrance Hallway
Radiator. Wood laminate flooring.

• 3 Bedrooms

**Sitting Room Area** 

· Sitting/Dining Room

 $13'2 \times 10^{5}$  (4.01m x 3.18m) Radiator. Decorative fireplace with inset electric fire and mantel above. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.

Modern Kitchen

Dining Room Area 12'8 x 11'3 (3.86m x 3.43m)

Cloakroom/Utility Room

Radiator. Wood laminate flooring. Understairs cupboard. Double glazed window to rear aspect with fitted shutters.

Bathroom & Separate WC

Modern Kitchen

En-Suite Cloakroom

12'3 x 9'1 (3.73m x 2.77m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surround upstands and wooden work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Space for fridge freezer. Space and plumbing for dishwasher. Range of wall mounted units. Extractor. Wall mounted gas boiler. Tiled flooring. Double glazed window to side aspect. Double glazed door to rear.

Walled Patio Garden

#### Cloakroom/Utility Room

Shops and Seaside Closeby

Low level WC. Pedestal wash hand basin with mixer tap. Space and plumbing for washing machine and tumble dryer. Window to rear aspect.

#### Stairs from Ground to First Floor Landing:

Radiator.

#### Bedroom 1

13'9 x 13'7 (4.19m x 4.14m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

#### Bedroom 2

12'4 x 8'10 (3.76m x 2.69m)

Radiator. Carpet. Feature fireplace with mantel above. Double glazed window to rear aspect with fitted shutters.

#### **Bathroom**

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Linen cupboard. Radiator. Frosted double glazed window.

### Separate WC

Low level WC. Tiled walls. Radiator. Frosted double glazed window.

#### Staircase from First to Second Floor Landing:

Eaves storage. Velux window to front aspect.

#### Bedroom 3

9'4 x 8'2 (2.84m x 2.49m)

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

#### **En-Suite WC**

Low level WC. Pedestal wash hand basin with mixer tap set in vanity unit. Part tiled walls. Tiled flooring. Velux window to front aspect.

#### Outside

There is a walled patio garden which enjoys a westerly aspect and has gated rear access.

FPC = 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.