

2 Reception

4 Bedroom



Freehold Guide Price £310,000 - £330,000



2 Bathroom

35 Whitley Road, Eastbourne, BN22 8NE

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An extremely spacious four bedroom terraced house situated on the borders of Seaside and Roselands. Within comfortable walking distance of the seafront, local shops and the town centre the house provides well proportioned accommodation comprising of a bay windowed lounge, separate dining room, spacious fitted kitchen/breakfast room and ground floor cloakroom. The first floor has a wonderful refitted bathroom, master bedroom with en-suite shower room and further bedrooms. The rear garden is laid to block paving and has gated rear access. The house is being sold CHAIN FREE.

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Terraced HousePorch With further door to-4 BedroomsEntrace Hallway Radiator. Corniced celling. Stairs to first floor. Understairs cupboard.6 LoungeLounge• Dining RoomH43 s 117 (4.34m x 3.53m) Radiator. Feature fireplace with stone surround and hearth. Display shelving. Picture rail. Corniced celling. Double glazed bay window to front aspect.• Double AspectDining Room Radiator. Feature fireplace with stone surround and hearth. Display shelving. Picture rail. Corniced celling. Double glazed bay window to front aspect.• Double AspectDining Room Tir 19 (5.38m x 2.77m) RoomRoomBadiator. Double glazed window to rear aspect.• CloakroomDouble Aspect Kitchen/Breakfast Room IST 1010 (4.24m x 3.30m) Fitted range of wall and base units. Marble effect worktop with inset single drainer sink unit with mixer tar 100 (0.24m x 3.30m) Fitted range of wall and base units. Marble effect worktop with inset single drainer sink unit with mixer tar 100 (0.24m x 3.30m) Fitted range of wall and base units. Marble effect worktop with inset single drainer sink unit with mixer tar 2.000 walls. Tiled flooring. Cupboard housing gas boiler. Double glazed windows to side and rear aspects. uPVC door to rear garden. Colva proti rear garden.• Block Paved RearCloakroom Low level WC. Wash hand basin. Tiled walls. Extractor fan.• CHAIN FREEBedroom 1 H010 x 95 (6.52m x 2.87m) Radiator. Coved celling. Fitted wardrobes and overhead storage. Double glazed bay window to front aspect.• CHAIN FREEBedroom 2 N101 x 94 (3.33m x 2.84m) Radiator. Double glazed window to rear aspect.Bodroom 2 N101 x 94 (3.33m x 2.84m) Radiator. Double glazed window to rear a
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Radiator. Double glazed window to front aspect.
Bedroom 4 10'7 x 5'1 (3.23m x 1.55m) Double glazed window to rear aspect.
Bathroom/WC Refitted white suite comprising of panelled bath with shower over and shower screen. Low level WC. Wash hand basin set in vanity unit with built in cupboard and display shelf. Heated towel rail. Tiled walls. Tiled flooring. Loft hatch (not inspected). Frosted double glazed window.
Outside The walled rear garden is block paved with a flower bed, wooden shed and gated rear access.
Council Tax Band = B
EPC = 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 (e.g. title, planning) is in working) 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.