



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£310,000 - £330,000



4 Bedroom



2 Reception



2 Bathroom



35 Whitley Road, Eastbourne, BN22 8NE

GUIDE PRICE £310,000 - £320,000

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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Main Features

	Entrance uPVC entrance door to-
• Terraced House	Porch With further door to-
• 4 Bedrooms	Entrance Hallway Radiator. Corniced ceiling. Stairs to first floor. Understairs cupboard.
• Lounge	Lounge 14'3 x 11'7 (4.34m x 3.53m)
• Dining Room	Radiator. Feature fireplace with stone surround and hearth. Display shelving. Picture rail. Corniced ceiling. Double glazed bay window to front aspect.
• Double Aspect Kitchen/Breakfast Room	Dining Room 11'1 x 9'1 (3.38m x 2.77m) Radiator. Double glazed window to rear aspect.
• Cloakroom	Double Aspect Kitchen/Breakfast Room 13'11 x 10'10 (4.24m x 3.30m) Fitted range of wall and base units. Marble effect worktop with inset single drainer sink unit with mixer tap. Cooker point. Space for upright fridge freezer. Plumbing and space for washing machine. Part tiled walls. Tiled flooring. Cupboard housing gas boiler. Double glazed windows to side and rear aspects. uPVC door to rear garden.
• En-Suite Shower Room	Cloakroom Low level WC. Wash hand basin. Tiled walls. Extractor fan.
• Refitted Bathroom/WC	Stairs from Ground to First Floor Landing: Airing cupboard housing hot water cylinder.
• Block Paved Rear Garden	Bedroom 1 14'10 x 9'5 (4.52m x 2.87m) Radiator. Coved ceiling. Fitted wardrobes and overhead storage. Double glazed bay window to front aspect.
• CHAIN FREE	En-Suite Shower Room Shower cubicle. Pedestal wash hand basin. Tiled walls and flooring. Extractor fan. Heated towel rail.
	Bedroom 2 10'11 x 9'4 (3.33m x 2.84m) Radiator. Double glazed window to rear aspect.
	Bedroom 3 8'4 x 7'11 (2.54m x 2.41m) 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 (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.