



TOWN PROPERTY



01323 412200

Freehold



3/4 Bedroom



2/3 Reception



1 Bathroom

£310,000



66 Channel View Road, Eastbourne, BN22 7LL

*** GUIDE PRICE £310,000 - £320,000 ***

Just yards from the delightful Princes Park and picturesque seafront, this Period terraced house is arranged with three/four bedrooms and two/three receptions with a walled rear garden that has a Southerly aspect. There is a fitted kitchen and a sizeable bath & shower room/wc whilst double glazing and gas fired central heating and radiators extend throughout. Being sold CHAIN FREE, local shops and schools can be found within walking distance and the bustling town centre is approximately half a mile distant.



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Main Features	Entrance Frosted door to-
<ul style="list-style-type: none">• Period Bay Fronted Terraced House	Vesitbule Tiled floor. Frosted inner door to-
<ul style="list-style-type: none">• Three/Four Bedrooms	Entrance Hallway Radiator. Wood laminate flooring.
<ul style="list-style-type: none">• Sitting Room	Sitting Room 13'4 x 13'3 (4.06m x 4.04m) Radiator. Fireplace surround with mantel above and gas point. Carpet. Double glazed window to front aspect.
<ul style="list-style-type: none">• Dining Room/Bedroom 4	Dining Room/Bedroom 4 11'1 x 9'8 (3.38m x 2.95m) Radiator. Carpet. Double glazed aspect to rear aspect.
<ul style="list-style-type: none">• Breakfast Room	Breakfast Room 10'7 x 10'2 (3.23m x 3.10m) Radiator. Wood laminate flooring. Fireplace surround with mantel above. Understairs cupboard. Space for fridge freezer and tumble dryer. Wall mounted gas boiler.
<ul style="list-style-type: none">• Kitchen	Kitchen 10'10 x 5'4 (3.30m x 1.63m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces. Inset four ring electric hob with electric oven under. Space and plumbing for washing machine. Range of wall mounted units and extractor. Double glazed window and door to rear aspect.
<ul style="list-style-type: none">• Bath & Shower Room/WC	Stairs from Ground to First Floor Landing Two loft hatches, one with ladder (not inspected).
<ul style="list-style-type: none">• Southerly Facing Walled Rear Garden	Bedroom 1 13'1 x 9'7 (3.99m x 2.92m) Radiator. Built in wardrobes. Carpet. Double glazed window to front aspect.
<ul style="list-style-type: none">• Double Glazing & Gas Central Heating Throughout	Bedroom 2 11'0 x 9'7 (3.35m x 2.92m) Radiator. Carpet. Double glazed window to rear aspect.
<ul style="list-style-type: none">• CHAIN FREE	Bedroom 3 7'6 x 6'5 (2.29m x 1.96m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	Bath & Shower Room/WC Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Airing cupboard. Frosted double glazed window.
	Outside There is a Southerly facing lawned and patio rear garden with surrounding walls, fencing and a store shed. Gated rear access also exists.
	COUNCIL TAX BAND = C
	EPC = E