



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£279,950



14 Seabeach Lane, Eastbourne, BN22 7NZ

Located in the heart of the Redoubt area, this detached house (former mews) boasts generous living accommodation and three sizeable bedrooms with vaulted ceilings. Having a fitted kitchen/breakfast room and open plan sitting room, there is underfloor heating throughout the ground floor and a useful cloakroom. In addition, there are en suite facilities to the master bedroom and a further modern family bathroom/wc. Double glazing and electric extends throughout whilst the frontage provides off street parking. In good decorative order throughout, this property is just yards from nearby shops on Seaside and only a short walk from the picturesque seafront and Princes Park.



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Main Features

- Detached House (Former Warehouse)
- 3 Bedrooms
- Cloakroom
- Kitchen/Breakfast Room
- Open Plan Sitting Room
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Driveway
- Small Patio Area

Entrance
Frosted double glazed door to-

Entrance Vestibule
Door to-

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap set in vanity unit. Tiled flooring with underfloor heating.

Kitchen/Breakfast Room
17'9 x 13'11 (5.41m x 4.24m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and eye level double oven. Space for microwave and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted extractor. Tiled flooring with underfloor heating. Double glazed window to front aspect. Door to underfloor heating controls (electric powered wet system).

Open Plan Sitting Room
14'0 x 13'0 (4.27m x 3.96m)
Tiled flooring with underfloor heating. Double glazed windows to front and rear aspects.

Stairs from Ground to First Floor Landing:
Radiator.

Master Bedroom
13'0 x 10'4 (3.96m x 3.15m)
Radiator. Built in wardrobe and cupboard housing electric boiler. Carpet. Double glazed windows to front and side aspects.

En-Suite Shower Room/WC
Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Tiled flooring. Tiled walls.

Bedroom 2
10'6 x 8'10 (3.20m x 2.69m)
Radiator. Carpet. Double glazed window to side aspect.

Bedroom 3
13'2 x 5'1 (4.01m x 1.55m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Tiled flooring. Part tiled walls. Velux double glazed window.

Outside
There is a small area of patio garden with new fencing and access to a double glazed shed.

Parking
There is a block paved driveway providing off street parking.

EPC = E

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.