



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1/2 Reception



2 Bathroom

Guide Price
£315,000 - £330,000



6 Churchdale Avenue, Eastbourne, BN22 8SD

*** GUIDE PRICE £315,000 - £330,000 ***

Being sold CHAIN FREE, this extended end terraced house in Roselands boasts four double bedrooms and is set within lawned front and rear gardens. Notable for its newly fitted and impressive modern kitchen/dining room, there is a double aspect sitting room with a useful ground floor wet room/wc in addition to a first floor bath & shower room/wc. Double glazing and gas fired central heating and radiators extend throughout and to the rear an area of decking patio has also been added. Nearby schools and shops can be found within walking distance and the picturesque seafront and town centre are easily accessible.

6 Churchdale Avenue,
Eastbourne, BN22 8SD

Guide Price
£315,000 - £330,000

Main Features

- Extended End Terraced House
- Four Double Bedrooms
- Ground Floor Wet Room/WC
- Sitting Room
- Stylish New Kitchen/Dining Room
- Bath & Shower Room/WC
- Lawned Front & Rear Gardens
- Gas Central Heating & Double Glazing Throughout
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet.

Ground Floor Wet Room/WC

Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Part tiled walls. Concealed wall mounted gas boiler. Frosted double glazed window.

Sitting Room

19'7 x 9'11 (5.97m x 3.02m)

Two radiators. Carpet. Double glazed bay window to front aspect. Double glazed window and double doors to rear aspect.

Kitchen/Dining Room

19'5 x 11'6 (5.92m x 3.51m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and upstands with surrounding worksurfaces having cupboards and drawers under. Inset four ring gas hob. Eye level double oven. Integrated fridge freezer, dishwasher and washer dryer. Range of wall mounted units and extractor. Wood laminate flooring. Two radiators. Double glazed Bay window to front aspect. Double glazed window to rear aspect and double glazed frosted door to garden.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

14'9 x 9'0 (4.50m x 2.74m)

Radiator. Walk in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

10'3 x 8'4 (3.12m x 2.54m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 3

10'1 x 7'5 (3.07m x 2.26m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 4

10'0 x 8'11 (3.05m x 2.72m)

Radiator. Carpet. Double glazed window to rear aspect.

Bath & Shower Room/WC

Corner panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There are lawned front and rear gardens.

EPC = D

COUNCIL TAX BAND = B

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.