Freehold



3 Bedroom



1 Reception



1 Bathroom

£315,000



# 116 Eastbourne Road, Pevensey Bay, BN24 6HS

Just yards from the Pevensey Bay beaches and Village High street shops, this older style end terraced house has three bedrooms benefitting from new external plasterwork and replacements acoustic double glazed windows to the sitting room and both front bedrooms. Featuring an open plan sitting/dining room, there is a useful entrance porch and rear lobby and a fitted kitchen has a new double glazed door and there is also a ground floor bathroom/wc. Gas fired central heating and radiators extend throughout. Car hardstanding is arranged to the front and the rear garden has been landscaped with gated side access and views towards Pevensey and the historic Castle to the rear. Being sold CHAIN FREE this house is also approximately half a mile from Eastbourne's exciting marina development.

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£315,000

### Main Features

### Entrance

Double glazed door to-

### • End Terraced House

### **Entrance Porch**

· 3 Bedrooms

Wood flooring. Double glazed window to front aspect. Inner door to-

## Entrance Porch

## Sitting/Dining Room 14'5 x 13'11 (4.39m x 4.24m)

• Sitting/Dining Room

Radiator. Fireplace with surround, mantel above and inset gas fire. Carpet. New acoustic double glazed window to front aspect.

### Kitchen

#### Kitchen

Rear Lobby

8'6 x 8'0 (2.59m x 2.44m)

Ground Floor Bathroom/WC

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. Space for electric cooker. Space and plumbing for washing machine. Range of wall mounted units. Concealed wall mounted extractor. Radiator. Double glazed window to rear aspect. Doorway

• Rear Garden

to-

## • Car Hardstanding for 2 Cars

## Rear Lobby

CHAIN FREE

Space for refrigerator. Wall mounted gas boiler. Double glazed window. New double glazed door to rear. Door to-

### Ground Floor Bathroom/WC

Suite comprising of panelled bath with wall mounted shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

## Stairs from Ground to First Floor Landing:

Airing/linen cupboard with radiator. Access to loft with ladder (not inspected). Double glazed window to rear aspect.

## Bedroom 1

12'8 x 10'10 (3.86m x 3.30m)

Radiator. Fitted wardrobes. Carpet. New acoustic double glazed window to front aspect with sea views.

## Bedroom 2

10'10 x 7'7 (3.30m x 2.31m)

Radiator. Carpet. Feature fireplace. Double glazed window to rear aspect with views towards Pevensey and The Castle.

### Bedroom 3

6'9 x 6'0 (2.06m x 1.83m)

Radiator. Carpet. New acoustic double glazed window to front aspect.

### Outside

There is an area of the garden to the rear with gated side access.

## **Parking**

There is car hardstanding to the front (partially dropped kerb).

Council Tax Band = C

EPC = D

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.