



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1/2 Reception



1 Bathroom

**Guide Price**  
**£330,000 - £350,000**



## 200 Northbourne Road, Eastbourne, BN22 8RU

\*\*\* GUIDE PRICE £330,000- £350,000 \*\*\*

Favourably located in Roselands, this extended three bedroomed semi detached house boasts a well equipped kitchen/dining room with granite worktops and mostly integrated appliances. Fitted shutters are a notable addition to all bedrooms and the sitting room, whilst the sizeable conservatory is impressive. Benefits include a cloakroom, side lean to and a first floor wet room/wc. The rear garden also extends to approximately 80' in length and is mostly laid to lawn and patio. To the front a generous driveway provides off street parking for at least two cars. Numerous amenities including local schools, the picturesque seafront and bus services into town can also be found within walking distance.

200 Northbourne Road,  
Eastbourne, BN22 8RU

£330,000

## Main Features

- Extended Semi Detached House
- Three Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Double Glazed Conservatory
- Side Utility Room
- Shower Room/WC
- Lawned Rear Garden
- Driveway

### Entrance

Covered entrance with frosted double glazed door and adjacent window to-

### Entrance Hallway

Radiator. Understairs cupboard. Engineered oak flooring.

### Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Tiled flooring and fully tiled walls. Frosted double glazed window.

### Sitting Room

14'11 x 11'10 (4.55m x 3.61m)

Radiator. Carpet. Fireplace with York Stone surround and mantel above with inset gas fire (not connected). Double glazed window to front aspect with fitted shutters.

### Kitchen/Dining

11'0 x 10'11 (3.35m x 3.33m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding granite worksurfaces having cupboards and drawers under. Inset four ring electric hob and eye level double oven. Integrated dishwasher and washing machine. Range of wall mounted units and extractor. Space for fridge freezer. Concealed wall mounted gas boiler. Tiled flooring. Radiator. Double glazed window to rear aspect. Sliding doors to-

### Double Glazed Conservatory

13'9 x 11'3 (4.19m x 3.43m)

Radiator. Engineered oak flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

### Side Utility Room

10'11 x 4'3 (3.33m x 1.30m)

Further space for storage and appliances. Double glazed door to rear aspect.

### Stairs from Ground to First Floor Landing

Linen cupboard. Access to loft (not inspected). Double glazed window to side aspect.

### Bedroom 1

14'0 x 10'0 (4.27m x 3.05m)

Radiator. Double glazed window to front aspect with fitted shutters.

### Bedroom 2

11'11 x 10'5 (3.63m x 3.18m)

Radiator. Double glazed window to rear aspect with fitted shutters.

### Bedroom 3

10'8 x 7'4 (3.25m x 2.24m)

Radiator. Double glazed window to front aspect with fitted shutters.

### Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Fully tiled walls. Low level WC. Radiator. Frosted double glazed window.

### Outside

There is a generous rear garden that's laid to lawn and patio.

### Parking

A driveway to the front provides off street parking for at least two cars.

### Council Tax Band = C

### 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.