



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £290,000



## 4 Carlton Road, Eastbourne, BN22 7EN

\*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\*

A chain free three bedroom terraced house enviably situated in the Redoubt area within easy walking distance of the Seafront and local shops. Providing well proportioned accommodation the house benefits from a through lounge/dining room, refitted kitchen, a ground floor bathroom, three first floor bedrooms and a cloakroom. Further benefits include double glazing, gas central heating and a sizeable patio rear garden. An internal inspection comes very highly recommended.



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Main Features

- Terraced House
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Ground Floor Bathroom/WC
- Lean To Utility Room
- First Floor Cloakroom
- Sizeable Patio Garden
- Gas Central Heating & Double Glazing Throughout
- CHAIN FREE

Entrance

Door with frosted glass to-

Lobby

Further door to-

Hallway

Stairs to first floor. Solid wood flooring. Understairs cupboard.

Lounge/Dining Room

26'11 x 11'2 (8.20m x 3.40m )

Two radiators. Picture rail. Fireplace. Carpet. Double glazed bay window to front aspect. Double glazed window to rear aspect.

Kitchen

9'5 x 9'2 (2.87m x 2.79m)

Fitted range of high gloss wall and base units, worktops with inset single drainer sink unit and mixer tap. Built in electric oven and hob. Stainless steel extractor cooker hood. Part tiled walls. Cupboard housing gas boiler. Doors to bathroom and-

Lean To Utility Room

9'3 x 5'1 (2.82m x 1.55m)

Space and plumbing for washing machine. Space for upright fridge freezer. Door to garden.

Ground Floor Bathroom

White suite comprising of panelled bath with shower screen and shower attachment. Low level WC. Pedestal wash hand basin. Tiled walls. Heated towel rail. Extractor fan. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Carpet. Access to loft (not inspected).

Bedroom 1

15'1 x 11'5 (4.60m x 3.48m )

Two radiators. Carpet. Two double glazed windows.

Bedroom 2

12'4 x 9'0 (3.76m x 2.74m )

Carpet. Radiator. Double glazed window to side aspect.

Bedroom 3

10'7 x 8'10 (3.23m x 2.69m)

Radiator. Carpet. Double glazed window to side aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin. Tiled walls. Frosted double glazed window.

Outside

The sizeable rear garden is laid to patio with gated rear access.

EPC = D

COUNCIL TAX BAND = C