

Freehold





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

Entrance

Door with frosted glass to-

Terraced House

Lobby

Further door to-

Three Bedrooms

Hallway

· Lounge/Dining Room

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

Kitchen

Lounge/Dining Room 26'11 x 11'2 (8.20m x 3.40m)

Ground Floor Bathroom/WC

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

· Lean To Utility Room

Kitchen

· First Floor Cloakroom

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

Sizeable Patio Garden

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-

Gas Central Heating & Double
Glazing Throughout

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.

CHAIN FREE

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

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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.