



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 2 Bathroom

£375,000



17 Hoo Place, Ruskin Road, Eastbourne, BN20 9AY

A beautifully presented terraced mews style house enviably situated in the delightful Willingdon Village. Having undergone significant improvement and finished to a high standard the house was formerly a three bedroom but has been adapted to two bedrooms providing a stunning double aspect master bedroom with far reaching views over Eastbourne and an En Suite shower room and a further double bedroom. The house could easily be converted back to a three bedroom if required. Benefits include a luxury refitted kitchen/breakfast room, luxury shower room, spacious lounge, ground floor cloakroom, double glazing and gas central heating. There is a garage in a nearby block and private patio rear garden. An internal inspection comes very highly recommended.

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Main Features

- Terraced House
- Two Double Bedrooms
- Ground Floor Cloakroom
- Lounge
- Luxury Kitchen/Breakfast Room
- En Suite Shower Room
- Shower Room/WC
- Patio Courtyard Garden
- Garage in Nearby Block
- Double Glazing & Gas Central Heating Throughout

Entrance

Frosted double glazed entrance door to-

Lobby

Wood effect flooring. Door to hallway and to-

Ground Floor Cloakroom

Low level WC. Wall mounted wash hand basin. Fully tiled walls. Wood effect flooring. Frosted double glazed window.

Hallway

Coved ceiling. Radiator. Carpet. Built in cupboard.

Lounge

17'3 x 14'5 (5.26m x 4.39m)

Feature fireplace with ornate surround and tiled hearth. Carpet. Radiator. Coved ceiling. Double glazed window to front aspect.

Luxury Fitted Kitchen/Breakfast Room

23'8 x 9'9 (7.21m x 2.97m)

Fitted range of wall and base units, marble effect worktop with inset single drainer sink unit and mixer tap. Built in electric hob and eye level oven. Stainless steel extractor cookerhood. Integrated washing machine and dishwasher. Space for upright fridge freezer. Radiator. Coved ceiling. Inset spotlights. Two sets of doors to rear garden.

Stairs from Ground to First Floor Landing

Carpet. Loft hatch (not inspected).

Stunning Double Aspect Master Bedroom

22'7 x 12'11 (6.88m x 3.94m)

Radiator. Eaves storage cupboard. Carpet. Double glazed window to front and rear aspect. Door to-

En-Suite Shower Room

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Inset spotlights.

Bedroom 2

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

Radiator. Eaves storage cupboard. Carpet. Double glazed window to rear aspect.

Modern Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part panelled wall. Inset spotlights. Frosted double glazed window.

Outside

The courtyard garden is laid to patio with an outside light and tap.

Garage

There is also a garage with an up and over door in a nearby block.

COUNCIL TAX BAND = 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.