



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



3 Reception



1 Bathroom

Guide Price
£320,000 - £325,000



72 Sidley Road, Eastbourne, BN22 7JP

*** GUIDE PRICE £320,000 - £330,000 ***

Just yards from the delightful Princes Park and picturesque seafront, this attractive CHAIN FREE Period home in the Redoubt area of Eastbourne has three bedrooms and three receptions. Presented to a high standard throughout, there is a fitted kitchen with integrated appliances and a large and luxurious shower room/wc. In addition, there is a useful cloakroom and double glazing and gas fired central heating and radiators extend throughout. To the rear is a pleasant patio garden with gated access. Eastbourne town centre is approximately one mile distant.



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info@town-property.com

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Main Features

- CHAIN FREE Period Terraced House
- Three Bedrooms
- Sitting Room
- Dining Room
- Garden/Breakfast Room
- Kitchen
- Cloakroom
- Luxury Shower Room/WC
- Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout

Entrance

Frosted double glazed door to-

Vestibule

Frosted double glazed window. Inner door to-

Hallway

Radiator. Understairs cupboard. Carpet. Meter cupboard.

Sitting Room

Radiator. Fireplace surround with mantel above and inset gas fire. Carpet. Double glazed window to front aspect. Double doors to-

Dining Room

Radiator. Carpet. Door to hallway. Double glazed window to rear aspect.

Garden/Breakfast Room

Radiator. Carpet. Double glazed window to rear and side aspect.

Kitchen

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring induction hob with eye level electric oven. Integrated fridge freezer and washing machine. Range of wall mounted units and concealed extractor. Cupboard for housing microwave. Tiled flooring. Radiator. Double glazed window to side aspect.

Rear Lobby

Radiator. Tiled floor. Double glazed door to rear aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap with vanity unit under. Fully tiled walls. Radiator.

Stairs from Ground to First Floor Landing

Store cupboard. Access to loft (not inspected).

Bedroom 1

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3

Radiator. Carpet. Double glazed window to front aspect.

Luxury Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit below. Low level WC. Fully tiled walls. Cupboard housing gas boiler. Frosted double glazed window.

Outside

There is a pleasant patio garden arranged to the rear of the house with gated 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.