



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1/2 Reception



1 Bathroom

£345,000



82 Sidley Road, Eastbourne, BN22 7JP

Located just yards from the delightful Princes Park and the picturesque seafront, this impressive Period terraced house has been renovated and features a new roof, external render, guttering and electrics and is being sold CHAIN FREE. Having three bedrooms, there is an open plan dining room that opens onto the patio garden and the adjoining modern kitchen includes some integrated appliances. Benefits include a cloakroom, a large modern bathroom/wc and new flooring throughout. Presented to a high standard, double glazing and radiators extend throughout, whilst the attractive patio garden has planted borders and enjoys a pleasant aspect. Local shops and bus services can be found on Seaside with the town centre being approximately one mile distant.

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Main Features

- Newly Renovated Period Terraced House
- Three Bedrooms
- Sitting Room
- Open Plan Dining Room
- Open Plan Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- Patio Rear Garden
- Close to Seafront
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Meter cupboard. New door matting. Frosted double glazed window.

Sitting Room

15'0 x 12'8 (4.57m x 3.86m)

Radiator. Ornate period open fireplace with tiled inset and mantel above. Exposed wooden flooring. Double glazed window to front aspect.

Open Plan Dining Room

10'3 x 8'10 (3.12m x 2.69m)

Radiator. Exposed wooden flooring. Double glazed double doors to rear aspect.

Open Plan Kitchen

9'5 x 9'4 (2.87m x 2.84m)

Range of units comprising of bowl and a half ceramic sink unit and mixer tap with surrounding worksurfaces having cupboards cupboards and drawers under. Inset four ring electric hob. Integrated oven. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Space for integrated microwave. Wall mounted cupboards. Exposed wooden flooring & vinyl flooring. Radiator. Double glazed windows to front and side aspects. Door to-

Cloakroom

Wall mounted wash hand basin. Low level WC. Wall mounted heater. Vinyl flooring. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Linen cupboard. New carpet. Access to loft (not inspected).

Bedroom 1

11'10 x 11'3 (3.61m x 3.43m)

Radiator. New carpet. Double glazed window to front aspect.

Bedroom 2

10'2 x 8'11 (3.10m x 2.72m)

Radiator. New carpet. Double glazed window to rear aspect.

Bedroom 3

7'11 x 7'4 (2.41m x 2.24m)

Radiator. New carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Tiled flooring. Frosted double glazed window.

Outside

The walled rear patio garden enjoys a pleasant aspect with planted borders, stocked with shrubs, a rose bush and a resplendent Camellia plant. There is also gated rear access.

EPC = F

COUNCIL TAX BAND = C

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.