



TOWN PROPERTY



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Freehold



4 Bedroom



2 Reception



1 Bathroom

£325,000



34 Dallington Road, Eastbourne, BN22 9EG

Guide Price £325,000-£340,000

Conveniently located in Hampden Park just yards from nearby schools and local shops, this deceptively spacious terraced house is arranged with four bedrooms and two/three receptions. Benefits include a cloakroom, kitchen and a bathroom/wc and to the rear is an attractive and well planted garden with gated access. To the front, a driveway provides off street parking and double glazing, gas fired central heating and radiators extend throughout. The Village High street shops and mainline railway station can also be found within walking distance.



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Main Features

- Spacious Mid Terrace House
- Four Bedrooms
- Cloakroom
- Sitting/Dining Room
- Family Room
- Kitchen
- Bathroom/WC
- Attractive Rear Garden
- Driveway
- Gas Central Heating & Double Glazing Throughout

Entrance

Frosted double glazed door to-

Porch

Radiator. Frosted double glazed window. Inner door to-

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator.

Sitting/Dining Room

25'2 x 10'11 (7.67m x 3.33m)

Radiator. Carpet. Double glazed window to front aspect and double glazed double doors to rear aspect.

Family Room

15'6 x 7'7 (4.72m x 2.31m)

Radiator. Carpet. Double glazed window to front aspect.

Kitchen

9'5 x 8'7 (2.87m x 2.62m)

Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for electric cooker. Space and plumbing for washing machine and dishwasher. Range of wall mounted units and extractor. Space for fridge freezer. Concealed wall mounted gas boiler. Door to garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected).

Bedroom 1

11'7 x 9'8 (3.53m x 2.95m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

10'4 x 8'10 (3.15m x 2.69m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

8'9 x 8'3 (2.67m x 2.51m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4

10'11 x 7'1 (3.33m x 2.16m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and wall mounted shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Outside

There is a delightful rear garden planted with trees, flowers and shrubs which has gated access.

Parking

A driveway to the front provides invaluable off street parking.

EPC = C

COUNCIL TAX BAND = B

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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.