



# TOWN PROPERTY



01323 412200

Freehold



5/5 Bedroom



1/2 Reception



2 Bathroom

## £350,000



## 28 Cambridge Road, Eastbourne, BN22 7BT

An incredibly spacious 4/5 bedroom terraced house that is yards from Eastbourne's picturesque seafront and local shops. Having undergone much improvement the house offers well presented and versatile accommodation arranged over two floors. Being offered chain free the accommodation comprises of a bay windowed lounge, dining room/bedroom 5, ground floor shower room and refitted kitchen with a utility room. The first floor provides four further bedrooms and a refitted bathroom. Having been redecorated throughout the house is an ideal family house or investment opportunity. Eastbourne town centre and mainline railway station are both within comfortable walking distance. An internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



[info@town-property.com](mailto:info@town-property.com)

28 Cambridge Road,  
Eastbourne, BN22 7BT

£350,000

Main Features

- Spacious Terraced House
- 4/5 Bedrooms
- Lounge
- Dining Room/Bedroom 5
- Kitchen
- Utility Room
- Ground Floor Shower Room/WC
- Bathroom/WC
- Courtyard Garden
- CHAIN FREE

Entrance	Door to-
Porch	Picture rail. Wood effect flooring. Door to-
Hallway	Radiator. Picture rail. Wood effect flooring. Two understairs cupboards. Stairs to first floor.
Lounge	14'2 x 14'1 (4.32m x 4.29m) Picture rail. Feature fireplace with inset coal effect fire. Radiator. Carpet. Double glazed bay window to front aspect.
Dining Room/Bedroom 5	12'3 x 11'9 (3.73m x 3.58m) Radiator. Carpet. Picture rail. Double glazed window to side aspect.
Kitchen	9'7 x 9'6 (2.92m x 2.90m) Fitted range of white units, worktops with inset gas hob and extractor hood. Built in electric oven. Radiator. Part tiled walls. Coved ceiling. Inset spotlights. Double glazed window. Door to-
Utility Room	9'7 x 5'9 (2.92m x 1.75m) Matching range of base units and worktop with inset one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for upright fridge freezer. Part tiled walls. Inset spotlights. Double glazed window to rear aspect. Double glazed door to garden.
Ground Floor Shower Room	14'4 x 11'5 (4.37m x 3.48m) Low level WC. Pedestal wash hand basin. Shower. Heated towel rail. Extractor fan. Part tiled walls. Frosted double glazed window.
Stairs from Ground to First Floor Landing	Carpet. Picture rail. Loft hatch (not inspected). Cupboard housing gas boiler. Double glazed window.
Bedroom 1	12'3 x 7'6 (3.73m x 2.29m) Radiator. Carpet. Picture rail. Double glazed window to front aspect.
Bedroom 2	12'3 x 7'6 (3.73m x 2.29m) Radiator. Carpet. Picture rail. Double glazed window to rear aspect.
Bedroom 3	9'11 x 9'6 (3.02m x 2.90m) Radiator. Carpet. Picture rail. Double glazed window to rear aspect.
Bedroom 4	12'1 x 6'6 (3.68m x 1.98m) Radiator. Carpet. Picture rail. Double glazed window to front aspect.
Bathroom	White suite comprising of panelled bath, low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.
Outside	The house has a courtyard garden to the rear.
Council Tax Band = C	
EPC = D	

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.