



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom

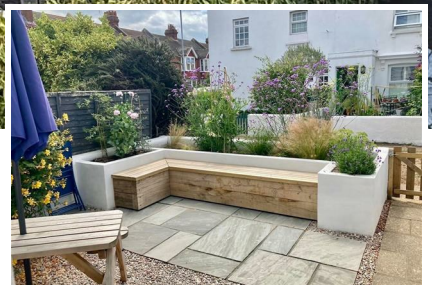


1 Reception



1 Bathroom

£267,500



7 Warrior Square, Eastbourne, BN22 7DB

Being sold CHAIN FREE, this charming period house in Warrior Square has two double bedrooms and is presented to a high standard throughout. The property features an open plan sitting room and a modern fitted kitchen with some integrated appliances and a useful ground floor cloakroom and entrance porch. In addition, there is a well appointed bathroom/wc on the first floor and the front of the property benefits from a newly landscaped Southerly facing garden. This elegant period property is just yards from The Redoubt Fortress and picturesque seafront whilst the town centre shops and mainline railway station are approximately half a mile distant.

7 Warrior Square,
Eastbourne, BN22 7DB

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Main Features

- Terraced Character House
- 2 Bedrooms
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Cloakroom
- Bathroom/WC
- Southerly Facing Landscaped Front Garden
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Composite double glazed door to-

Entrance Porch

Double glazed window. Inner door to-

Open Plan Sitting/Dining Room

15'76 max x 10'91 (4.57m max x 3.05m)

Radiator. Wood effect flooring. Double glazed window to front aspect.

Kitchen

8'70 x 8'58 (2.44m x 2.44m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under with concealed extractor above. Range of wall mounted units and space for fridge freezer. Space and plumbing for dishwasher and washing machine. Door to understairs cupboard. Tiled flooring. Double glazed window to rear aspect. Double glazed door to rear.

Cloakroom

Low level WC. Wall mounted wash hand basin. Wall mounted gas boiler. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected). Velux window.

Bedroom 1

15'22 x 8'83 (4.57m x 2.44m)

Radiator. Built in wardrobe. Carpet. Further loft access (not inspected). Double glazed window to front aspect.

Bedroom 2

9'17 x 7'85 (2.74m x 2.13m)

Radiator. Carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Wood laminate flooring. Frosted double glazed window.

Outside

The front garden of this lovely property enjoys a Southerly aspect and has been landscaped that features an area of Indian sandstone patio and a box seat with storage.

To the rear is a further area of bin and meter storage.

Council Tax Band = B

EPC = 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.