



TOWN PROPERTY



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Freehold



3 Bedroom



2 Reception



1 Bathroom

£325,000



7 Channel View Road, Eastbourne, BN22 7LT

Presented to a high standard throughout, this deceptively spacious terraced house in the Redoubt area of Eastbourne has three generous bedrooms and two ground floor receptions where Parquet flooring extends through both rooms and the sitting room boasts an open fire. There is a fitted kitchen, a lean to/garden room and a cloakroom with a bathroom/wc located on the first floor. The rear patio and decking garden is walled and provides much seclusion. Nearby shops and bus services on Seaside are just yards away whilst the picturesque seafront and lovely Princes Park are also close by.

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Main Features

- Terraced House
- 3 Bedrooms
- Sitting Room & Dining Room
- Modern Kitchen
- Lean To Garden Room
- Utility Area
- Cloakroom
- Bathroom/WC
- Attractive Walled Garden
- Just yards from Shops,
Princes Park & The Beach

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Tiled flooring.

Sitting Room

13'11 x 11'4 (4.24m x 3.45m)

Radiator. Fireplace with ornate surround with open fireplace and mantel above. Parquet flooring. Double glazed window to front aspect.

Dining Room

11'8 x 10'9 (3.56m x 3.28m)

Radiator. Decorative fireplace with surround and mantel above. Parquet flooring. Double glazed double doors to rear aspect.

Modern Kitchen

10'8 x 9'6 (3.25m x 2.90m)

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 electric hob and electric oven under. Space for fridge freezer. Pantry cupboard. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects. Door to-

Lean To Garden Room

8'2 x 6'2 (2.49m x 1.88m)

Tiled flooring. Space and plumbing for washing machine. Door to rear aspect. Velux style window.

Utility Area

Space for tumble dryer.

Cloakroom

Low level WC.

Stairs from Ground to First Floor Landing:

Radiator. Store cupboard. Linen cupboard. Access to loft (not inspected). Frosted double glazed window.

Bedroom 1

13'5 x 8'8 (4.09m x 2.64m)

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

Bedroom 2

10'10 x 9'11 (3.30m x 3.02m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

10'6 x 6'11 (3.20m x 2.11m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled shower bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There is a secluded walled rear garden laid to patio and decking.

Council Tax Band = C

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.