



TOWN PROPERTY



☎ 01323 412200

Freehold

**Offers In Excess:
£265,000**



3 Bedroom



1 Reception



1 Bathroom



7 Queens Road, Eastbourne, BN23 6JT

OFFERS IN EXCESS OF: £265,000

Deceptively spacious three bedroom end of terraced house which benefits from a full width rear extension plus loft conversion, being sold with no onward chain. With a driveway suitable for two vehicles provides invaluable off street parking to the front and a sizeable south easterly garden to the rear. Whilst requiring modernisation, the property has had upgrades to the boiler, electrics and works done to the roof. Conveniently located in the St. Anthony's area of Eastbourne with Tollgate school, Winston Crescent shops and the picturesque seafront are all within walking distance whilst the exciting marina development and Eastbourne town centre are easily accessible.



www.town-property.com



info@town-property.com

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Main Features

- Deceptively Spacious St Anthony's End Of Terraced House
- 3 Bedrooms
- Full Width Extension
- Through Lounge/Dining Room
- Breakfast Room
- Fitted Kitchen
- Bathroom/WC
- Loft Room/Bedroom 3
- Driveway
- CHAIN FREE

Entrance Porch

uPVC construction. Double glazed door to -

Hallway

Radiator. Double glazed window to side aspect.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Double glazed window to side aspect.

Through Lounge/Dining Room

13'8 x 11'9 / 11'11 x 10'0 (4.17m x 3.58m / 3.63m x 3.05m)

2 Radiators. Fitted cabinetry. Double glazed bay window to front aspect.

Breakfast Room

11'7 x 7'5 (3.53m x 2.26m)

Radiator. Gas combi boiler. Fitted units. Double glazed window and door to rear garden.

Fitted Kitchen

16'4 x 7'8 (4.98m x 2.34m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Range cooker. Plumbing and space for washing machine. Radiator. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Landing

Storage cupboard. Double glazed window to side aspect.

Bedroom 1

13'3 x 7'8 (4.04m x 2.34m)

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2

11'6 x 9'1 (3.51m x 2.77m)

Radiator. Fitted & built-in wardrobes. Double glazed window to front aspect.

Bathroom/WC

Coloured suite comprising panelled bath with shower over & shower screen. Low level WC. Wash hand basin with mixer tap. Bidet. Frosted double glazed window.

Stairs from First Floor Landing to:

Loft Room

12'4 x 11'3 (3.76m x 3.43m)

Radiator. Under eaves storage. Double glazed Velux window.

Outside

Rear Garden: Gate for side access, patio adjoining the house, part walled & fenced boundaries.

Front Garden: Paved driveway for 2 cars, planted boarder and gate for side access.

Council Tax Band = 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.