



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  3 Bathroom

Guide Price
£315,000 - £325,000



8 Sheen Road, Eastbourne, BN22 8DR

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Charming bay fronted Victorian terrace in Seaside. Beautifully presented throughout and three first floor bedrooms with each bedroom boasting its own En-Suite. This elegant period property features a newly fitted kitchen, two inviting reception rooms with an open fire place to the bay fronted lounge and engineered oak flooring throughout the hallway and living areas. Stylish plantation shutters add to the character, while the private, sunny courtyard patio garden offers the perfect outdoor retreat. Ideally located close to excellent schools, shops, the town centre, and the beach.

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Main Features

- Victorian Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- En Suite Facilities to All Bedrooms
- Courtyard Rear Garden
- Gas Central Heating & Double Glazing Throughout
- Close to Local Schools, Shops, Town Centre and Seafront

Entrance

Front door to-

Hallway

Radiator. Engineered oak flooring. Borrowed light. Double glazed window above front door.

Lounge

13'7 x 12'0 (4.14m x 3.66m)

Radiator. Open fireplace. Engineered oak flooring. Double glazed bay window to front aspect with plantation shutters.

Dining Room

11'11 x 11'3 (3.63m x 3.43m)

Opening from lounge. Radiator. Engineered oak flooring. Double glazed window to rear aspect with plantation shutters.

Kitchen

12'0 x 7'11 (3.66m x 2.41m)

Fitted range of wall and base units, worktops with inset one and a half bowl sink unit. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, dishwasher and washing machine. Understairs cupboard. Gas boiler.

NB: The kitchen is still under warranty.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected).

Bedroom 1

13'3 x 11'9 (4.04m x 3.58m)

Carpet. Radiator. Walk in wardrobe. Double glazed window to front aspect with plantation shutters.

En Suite Shower Room/WC

Shower cubicle. Wash hand basin with mixer tap. Low level WC. Part tiled walls. Extractor fan.

Bedroom 2

9'9 x 8'6 (2.97m x 2.59m)

Carpet. Radiator. Double glazed window to rear aspect with plantation shutters.

En Suite Shower Room/WC

Shower cubicle. Wash hand basin with mixer tap. Low level WC. Part tiled walls. Extractor fan.

Bedroom 3

9'7 x 8'6 (2.92m x 2.59m)

Carpet. Radiator. Double glazed window to rear aspect with plantation shutters.

En Suite Bathroom/WC

Panelled bath with shower over. Wash hand basin with mixer tap. Low level WC. Part tiled walls. Double glazed window to side aspect.

Outside

There is a courtyard patio garden with walled and fenced boundaries and a gate for rear access.

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.