



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

**Guide Price**  
**£290,000-£300,000**



## 17 Dudley Road, Eastbourne, BN22 8HD

\*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\*

An extremely well presented 3 bedroom end of terrace house that provides spacious and well proportioned accommodation. Being offered chain free the house is located in Seaside within easy walking distance of the Town Centre and Seafront. Benefits include a bay windowed lounge, dining room and fitted kitchen. The first floor has 3 bedrooms and a wonderful refitted bathroom. Further benefits include double glazing and gas central heating. An internal inspection comes very highly recommended.



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<b>Main Features</b>	<b>Entrance</b> Double glazed front door to-
<ul style="list-style-type: none"><li>• End of Terrace House</li><li>• 3 Bedrooms</li><li>• Lounge</li><li>• Dining Room</li><li>• Kitchen</li><li>• Refitted Bathroom/WC</li><li>• Patio Rear Garden</li><li>• Gas Central Heating &amp; Double Glazing Throughout</li><li>• Easy Walking Distance to Town Centre and Seafront</li><li>• CHAIN FREE</li></ul>	<b>Hallway</b> Wood effect flooring. Radiator. Stairs to first floor. Understairs cupboard.
	<b>Lounge</b> 14'3 x 10'5 (4.34m x 3.18m) Carpet. Radiator. Corniced ceiling. Picture rail. Feature fireplace. Double glazed bay window to front aspect.
	<b>Dining Room</b> 12'5 x 8'6 (3.78m x 2.59m) Wood effect flooring. Radiator. Double glazed window to rear aspect.
	<b>Kitchen</b> 13'1 x 9'8 (3.99m x 2.95m) Fitted range of wall and base units with inset single drainer bowl and a half sink unit with mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Cupboard housing gas boiler (newly installed in 2024). Part tiled walls. Radiator. Wood effect flooring. Double glazed window to rear aspect. Double glazed door to side aspect.
	<b>Stairs from Ground to First Floor Landing</b> Carpet. Loft access (not inspected).
	<b>Bedroom 1</b> 14'4 x 13'7 (4.37m x 4.14m) Carpet. Radiator. Picture rail. Double glazed bay window to front aspect.
	<b>Bedroom 2</b> 12'9 x 8'6 (3.89m x 2.59m ) Carpet. Radiator. Feature fireplace. Double glazed window to rear aspect.
	<b>Bedroom 3</b> 10'0 x 9'9 (3.05m x 2.97m) Carpet. Radiator. Double glazed window to rear aspect.
	<b>Refitted Bathroom/WC</b> White suite comprising of panelled bath with mixer tap, shower screen and shower over. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Low level WC with concealed cistern. Part tiled walls. Tiled flooring. Heated towel rail. Inset spotlights. Frosted double glazed window.
	<b>Outside</b> The rear garden is laid to patio with gated rear access.
	<b>COUNCIL TAX BAND = B</b>
	<b>EPC = C</b>