Freehold





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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### Main Features

Entrance

Double glazed front door to-

• End of Terrace House

Hallway

· 3 Bedrooms

Wood effect flooring. Radiator. Stairs to first floor. Understairs cupboard.

Lounge

Lounge

Dining Room

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.

Kitchen

**Dining Room** 

Refitted Bathroom/WC

12'5 x 8'6 (3.78m x 2.59m)

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

Patio Rear Garden

Kitchen

· Gas Central Heating & **Double Glazing Throughout**  13'1 x 9'8 (3.99m x 2.95m)

 Easy Walking Distance to **Town Centre and Seafront** 

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.

CHAIN FREE

# Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected).

## Bedroom 1

14'4 x 13'7 (4.37m x 4.14m)

Carpet. Radiator. Picture rail. Double glazed bay window to front aspect.

#### Bedroom 2

12'9 x 8'6 (3.89m x 2.59m)

Carpet. Radiator. Feature fireplace. Double glazed window to rear aspect.

#### Bedroom 3

10'0 x 9'9 (3.05m x 2.97m)

Carpet. Radiator. Double glazed window to rear aspect.

## Refitted Bathroom/WC

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.

#### Outside

The rear garden is laid to patio with gated rear access.

**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.