Freehold

3 Bedroom

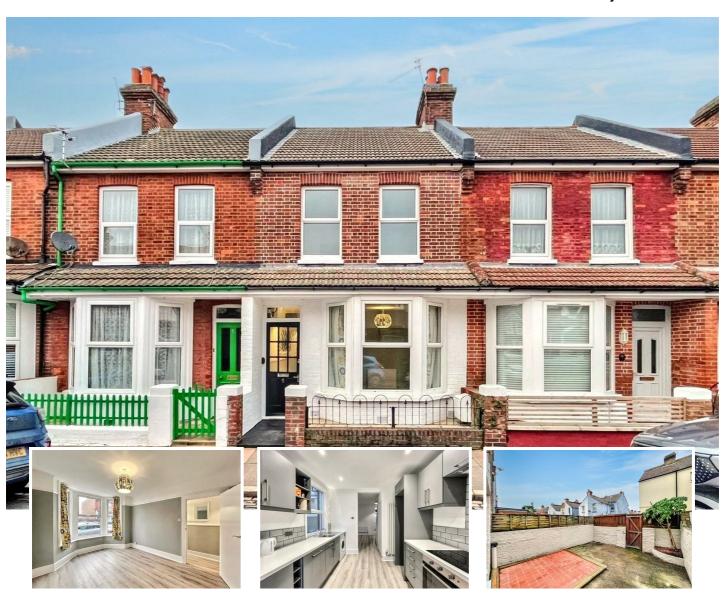


2 Reception



1 Bathroom

£295,000



5 Neville Road, Eastbourne, BN22 8HR

GUIDE PRICE £295,000 - £305,000

Turnkey period terraced house which has been renovated throughout and being sold with no onward chain. Comprising three bedrooms, bay fronted lounge, dining room, brand new fitted kitchen, brand new contemporary bathroom, two separate WC's on the ground and first floor plus a private courtyard garden. Situated in the Seaside area of Eastbourne, ever popular for its proximity to the train station, town centre and Seafront.

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Main Features

Entrance Front door to-

New Renovated Terraced

Hallway Radiator. Stairs to first floor.

House

Lounge

Three Bedrooms

14'2 x 10'6 (4.32m x 3.20m)

Radiator. Double glazed bay window to front aspect.

Lounge

Dining Room

11'5 x 10'10 (3.48m x 3.30m)

Dining Room

Radiator. Double glazed window to rear aspect.

Ground Floor Cloakroom

• Kitchen Low level WC. Wash hand basin with mixer tap set with vanity cupboard under. Extractor

fan.

Ground Floor Cloakroom

Concrete Rear Garden

Kitchen

Bathroom

Fitted range of wall and base units, surrounding worksurfaces with inset single drainer sink unit with mixer tap and part tiled walls. Inset four ring electric hob with electric oven under. Washing machine. Space for fridge freezer. Integrated dishwasher. Radiator. Extractor fan. Double glazed window to side aspect. Double glazed patio doors to rear

garden.

Separate WC

Stairs from Ground to First Floor Landing

Loft access (not inspected). Carpet.

• CHAIN FREE

Bedroom 1

14'0 x 11'10 (4.27m x 3.61m)

Radiator. Carpet. Two double glazed windows to front aspect.

Bedroom 2

9'4 x 8'2 (2.84m x 2.49m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'5 x 8'4 (2.57m x 2.54m)

Radiator. Double glazed window to rear aspect.

Bathroom

'P' shaped bath with shower screen and wall mounted shower over. Wall mounted wash hand basin with mixer tap and vanity unit underneath. Part tiled walls and tiled flooring. Heated towel rail. Extractor fan.

Separate WC

Low level WC. Wall mounted wash hand basin with mixer tap. Double glazed window to side aspect.

Outside

The rear garden is laid to concrete with terracotta tiled seating area. The garden has a walled boundary with gate for 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.