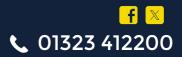


2 Reception

3 Bedroom



Freehold

## £399,950



1 Bathroom

## The Saltings, 111c Royal Parade, Eastbourne, BN22 7AD

This deceptively spacious terraced house in the Redoubt area of Eastbourne is located directly on the seafront and has been extended to create generous ground floor accommodation. Having three bedrooms, there is a open plan sitting room, a refitted kitchen/breakfast room area and a dining/garden room area with a vaulted ceiling and double glazed doors that open onto secluded Westerly facing patio gardens. Engineered Oak flooring extends throughout the ground floor and further benefits include a cloakroom, refitted shower room/wc and a utility/laundry room. A garage and adjacent parking space are located to the rear where access is gained from Sidley Road. The stunning beaches and numerous shops and amenities are close by and the town centre is approximately half a mile distant and the house is being sold CHAIN FREE.

#### Freehold

### The Saltings, 111c Royal Parade, Eastbourne, BN22 7AD

# £399,950

Main Features	Entrance Frosted double glazed door to -
<ul> <li>Extended Terraced House</li> <li>Just Yards From Eastbourne</li> </ul>	Entrance Vestibule Engineered oak flooring. Door to -
Seafront	Ground Floor Cloakroom Low level WC. Wall mounted wash hand basin. Part tiled walls. Tiled floor. Frosted double glazed window. Open Plan Sitting Room 18'6 x 13'4 (5.64m x 4.06m ) Radiator. Understairs cupboard. Gas point. Engineered oak flooring. Double glazed window to front aspect.
• 3 Bedrooms	
Ground Floor Cloakroom	
<ul> <li>Open Plan Sitting Room</li> </ul>	
<ul> <li>Fitted Kitchen/Breakfast</li> </ul>	Fitted Kitchen/Breakfast Area 19'10 x 13'7 (6.05m x 4.14m ) Range of units comprising sink bowl with mixer tap and surrounding worksurfaces. Breakfast bar with cupboards and drawers under. Inset 4 ring induction hob. Integrated dishwasher, fridge/freezer and double oven. Concealed gas boiler. Engineered oak flooring. Radiator. Dining/Garden Room Area Radiator. Engineered oak flooring. 2 Velux windows in vaulted ceiling. Double glazed window to rear aspect. Double glazed double doors to rear. Stains from Cround to First Floor Londing
Room Area	
<ul> <li>Dining/Garden Room Area</li> </ul>	
En-Suite Shower Room &	
Refitted Shower Room/WC	
<ul> <li>Rear Patio Garden</li> </ul>	
<ul> <li>Garage With Adjacent</li> </ul>	Stairs from Ground to First Floor Landing: Airing cupboard. Loft access with ladder (not inspected).
Parking Space	Bedroom 1 14'8 x 9'1 (4.47m x 2.77m ) Radiator. Carpet. Double glazed window with sea glimpses. Door to -
CHAIN FREE	
	En-Suite Shower Room Currently used as a Utility Room with plumbing and space for washing machine. Shower cubicle with wall mounted shower.
	Bedroom 2 11'6 x 8'5 (3.51m x 2.57m ) Radiator. Carpet. Double glazed window to rear aspect.
	Bedroom 3/Dressing Room 7'5 x 6'11 (2.26m x 2.11m ) Radiator. Carpet. Double glazed window to rear aspect.
	Outside There is a delightful front flower garden whilst the rear is laid to patio with many planted trees and shrubs with a lovely Westerly aspect.
	Parking 17'18 x 8'09 (5.18m x 2.67m ) A single garage is located at the rear with an adjacent parking space.
	EPC = C
	Council Tax Band = D

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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 (sech 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.