



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## £399,950



## 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 an 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.

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

# £399,950

## Main Features

- Extended Terraced House  
Just Yards From Eastbourne  
Seafront
- 3 Bedrooms
- Ground Floor Cloakroom
- Open Plan Sitting Room
- Fitted Kitchen/Breakfast  
Room Area
- Dining/Garden Room Area
- En-Suite Shower Room &  
Refitted Shower Room/WC
- Rear Patio Garden
- Garage With Adjacent  
Parking Space
- CHAIN FREE

### Entrance

Frosted double glazed door to -

### Entrance Vestibule

Engineered oak flooring. Door to -

### 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.

### 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.

### Stairs from Ground to First Floor Landing:

Airing cupboard. Loft access with ladder (not inspected).

### Bedroom 1

14'8 x 9'1 (4.47m x 2.77m )

Radiator. Carpet. Double glazed window with sea glimpses. Door to -

### 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