



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£325,000



47 Seaford Road, Eastbourne BN22 7JG

* GUIDE PRICE £325,000 to £345,000 * This attractive red brick, bay fronted period mid terraced period house is situated in the sought after Redoubt area, just a short walk from the beach, town centre, train station and local amenities. The ground floor offers generous living space with a charming bay fronted lounge featuring a log burner, a separate dining room with French doors opening onto the rear garden and a spacious fitted kitchen/breakfast room. There's also a useful lean-to/conservatory, along with a separate WC for added convenience. Upstairs, you'll find three well proportioned double bedrooms and a newly fitted modern shower room, as well as an additional WC. The attic space has been fully boarded, insulated and plastered, complete with a Velux window and electrics, offering excellent potential for a variety of uses. The current owners have carried out numerous upgrades including repointing front and rear, new windows, updated electrics, improved firewalls and enhancements to the lean to. This well presented home combines period charm with modern improvements in a prime coastal location.

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Main Features

- Spacious Period Terraced House
- 3 Double Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Lean To
- Shower Room & Separate WC
- Patio Rear Garden
- Close to Seafront, Shops and Transport Links

Entrance
Front door to-

Hallway
Understairs cupboard. Radiator.

Lounge
13'3 x 12'11 (4.04m x 3.94m)
Radiator. Log burner. Double glazed bay window to front aspect.

Dining Room
11'9 x 11'1 (3.58m x 3.38m)
Radiator. Double glazed door to garden.

Kitchen/Breakfast Room
15'11 x 9'10 (4.85m x 3.00m)
Fitted range of wall and base units, block wooden worksurfaces with inset bowl and a half sink unit and mixer tap. Inset four ring gas hob with electric oven under. Space and plumbing for washing machine and dishwasher. Larder style cupboard. Radiator. Two double glazed windows to side aspect.

Ground Floor WC
Low level WC. Double glazed window.

Lean To
9'11 x 5'9 (3.02m x 1.75m)
UPVC construction. Double glazed windows. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing
Radiator. Storage cupboard. Loft access (not inspected) with retractable ladder. The vendor has advised the loft is plastered, has power and a velux window.

Bedroom 1
13'6 x 11'6 (4.11m x 3.51m)
Radiator. Feature fireplace. Exposed floorboards. Double glazed bay window to front aspect.

Bedroom 2
11'11 x 11'5 (3.63m x 3.48m)
Radiator. Feature fireplace. Exposed floorboards. Double glazed window to rear aspect.

Bedroom 3
10'4 x 8'8 (3.15m x 2.64m)
Radiator. Feature fireplace. Exposed floorboards. Fitted wardrobes. Double glazed window to rear aspect.

Shower Room
Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

First Floor WC
Low level WC. Radiator. Frosted double glazed window.

Outside
The rear garden is laid to patio with planted borders and walled and fenced boundaries. There is a gate for rear access

COUNCIL TAX BAND = 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.