



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£250,000-£270,000



7 Barden Road, Eastbourne, BN22 7ED

GUIDE PRICE £250,000 to £270,000

Just yards from Eastbourne's picturesque Seafront and the Redoubt Fortress, this end terraced 'corner' house has two double bedrooms and boasts recently rendered elevations. The double aspect sitting /dining room is bright and this is complimented by a bay fronted kitchen/breakfast room and a ground floor cloakroom. The property is further complimented by a useful utility area and a first floor bath and shower room/wc. Double glazing, gas fired central heating and radiators extend throughout the house. A new boiler has also been installed. Seaside recreation ground, nearby shops and Seaside recreation ground are all close by, whilst the town centre amenities and mainline railway station are approximately half a mile distant.

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Main Features

- End Terraced Corner House
- 2 Double Bedrooms
- Ground Floor Cloakroom
- Double Aspect Sitting/Dining Room
- Fitted Kitchen/Breakfast Room
- Utility Area
- Modern Luxury Bath & Shower Room/WC
- Double Glazing
- Gas Central Heating - New Boiler
- Patio Gardens To Front & Side

Entrance

Entrance door to -

Entrance Hallway

Radiator. Dado rail. Corniced ceiling. Stairs to first floor. Under stairs cupboard.

Ground Floor Cloakroom

Low level WC. Extractor fan.

Double Aspect Sitting Room/Dining Room

17'0 x 13'0 (5.18m x 3.96m)

Radiator. Television point. Double glazed bay windows to front and sides aspects.

Kitchen/Breakfast Room

11'7 x 10'1 (3.53m x 3.07m)

Modern range of fitted wall and base units. Woodblock effect worktop with inset single drainer one & a half bowl sink unit with mixer tap. Built in gas hob and electric oven. Stainless steel extractor cooker hood. Integrated dish washer and fridge/freezer. Double glazed bay window to front aspect.

Utility Area

5'5 x 4'11 (1.65m x 1.50m)

Worktop. Plumbing for washing machine & tumble dryer. Light & power.

Stairs from Ground to First Floor Landing:

Loft hatch (not inspected). Cupboard housing new gas boiler. Double glazed window.

Double Aspect Bedroom 1

14'9 x 10'4 (4.50m x 3.15m)

Radiator. Double glazed windows to front & side aspect.

Bedroom 2

10'3 x 8'3 (3.12m x 2.51m)

Radiator. Double glazed window to front aspect.

Modern Bath & Shower Room/WC

White suite comprising panelled bath with central chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Shower cubicle. Part tiled walls. Chrome heated towel rail. Extractor fan.

Outside

There are surrounding patio gardens to the front and side of the house.

COUNCIL TAX BAND = C

EPC = 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 (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.