TOWN PROPERTY

Freehold



2 Reception



1 Bathroom

Guide Price £220,000 - £230,000



16 Kilda Street, Eastbourne, BN22 8JS

*** GUIDE PRICE £220,000 - £230,000 ***

This period bay fronted terraced house offers fantastic potential for buyers seeking a home they can truly make their own. The property features three well proportioned bedrooms, two versatile reception rooms, a generously sized kitchen and a large family bathroom. Both the front and rear gardens are designed in a low maintenance courtyard style, adding to the charm of this traditional home. While the property does require full modernisation throughout, it presents a rare opportunity to add value and create a bespoke living space tailored to your taste. Ideally located in the popular Seaside area, the house is within comfortable walking distance of Eastbourne Town Centre and the Seafront, offering easy access to a wide range of shops, cafés and leisure facilities. Whitley Recreational Ground sits at the end of the road, providing a lovely green space for families and outdoor activities. With its attractive period character, excellent location and scope for improvement, this property is a superb investment and a wonderful chance to craft your dream home.

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Main Features

Entrance

Double glazed front door to-

Period Terraced House

Entrance Porch

Inner door to-

3 Bedrooms

Hallway

· Dining Room

Radiator. Lounge

Kitchen

Lounge

12'8 x 11'9 (3.86m x 3.58m)

Radiator. Double glazed bay window to front aspect. Opening to-

· Bathroom/WC

Patio Garden

Dining Room

12'7 x 11'3 (3.84m x 3.43m)

Understairs cupboard. Radiator. Double glazed window to rear aspect.

· Double Glazing & Gas Central

Kitchen

Heating Throughout

10'5 x 8'0 (3.18m x 2.44m)

 Close to Shops, Seafront & **Town Centre**

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor over and eye level oven. Space and plumbing for washing machine. Boiler. Radiator. Double glazed windows to side and rear aspects.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

11'3 x 10'1 (3.43m x 3.07m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

10'11 x 9'1 (3.33m x 2.77m)

Radiator. Double glazed window to front aspect.

Bedroom 3

7'10 x 5'9 (2.39m x 1.75m)

Fitted wardrobes. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with wall mounted shower and shower screen. Low level WC. Wash hand basin with vanity unit below. Airing cupboard. Fully tiled walls. Double glazed windows to side and rear aspect.

The rear garden is laid to paved slabs with walled boundaries and a gate for rear access.

COUNCIL TAX BAND = B

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.