



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



2 Bathroom

£289,950



7 Carlton Road, Eastbourne, BN22 7EN

Located just yards from the picturesque Seafront and Redoubt Fortress, this bay fronted home is terraced and provides deceptively spacious accommodation and is being sold CHAIN FREE. Arranged with two double bedrooms and two receptions, there is a fitted kitchen and both a ground floor bathroom/wc and a first floor shower room/wc. In addition, there is a sun room off the kitchen and the walled rear garden enjoys a pleasant Southerly aspect. Modernisation and redecoration is required throughout but the house is conveniently located within close walking distance of shops, Seaside recreation ground, excellent bus links and the town centre amenities.

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Main Features

- Period Terraced House
- 2 Double Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Sun Room
- Ground Floor Bathroom/WC
- Shower Room/WC
- Patio Garden
- CHAIN FREE

Entrance

Frosted double glazed door to-

Vestibule

Inner door to-

Hallway

Radiator. Wood laminate flooring.

Sitting Room

13'4 x 12'0 (4.06m x 3.66m)

Radiator. Carpet. Fireplace surround with mantel above. Double glazed window to front aspect.

Dining Room

15'8 x 12'3 (4.78m x 3.73m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Kitchen

12'8 x 8'11 (3.86m x 2.72m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge and freezer. Range of wall mounted units. Radiator. Double glazed window to side aspect. Door to-

Sun Room

Window and doors to front and rear aspect.

Ground Floor Bathroom/WC

Suite comprising of panelled bath, pedestal wash hand basin and low level WC. Radiator. Two frosted double glazed windows.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

15'8 x 10'10 (4.78m x 3.30m)

Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

12'8 x 9'5 (3.86m x 2.87m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Wall mounted gas boiler. Airing cupboard. Frosted double glazed window.

Outside

The Southerly facing walled rear garden enjoys a pleasant aspect.

COUNCIL TAX BAND = C

EPC = D