



# TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



2 Reception



1 Bathroom

## £310,000



### 368 Seaside, Eastbourne, BN22 7RY

Four bedroom, three storey period bay fronted terraced house offers generous accommodation and a layout well suited to family living. The bay fronted lounge brings in plenty of natural light, with a separate dining room providing useful additional space for everyday meals or gatherings. The kitchen and bathroom are practical and functional and the property includes double glazing and gas central heating. Across the upper floors are four well sized bedrooms, including a loft extension that adds valuable extra space. Outside, the home features a private rear garden and a driveway to the front, complete with an electric car charging point. Positioned close to supermarkets, bus routes and the seafront, this property offers convenient access to local amenities and coastal walks. An internal viewing is recommended to appreciate the full potential of the accommodation.



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Main Features

- Terraced House
- 4 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Low Maintenance Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools and Transport Links

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge

14'11 x 11'3 (4.55m x 3.43m)

Radiator. Wall mounted electric fire. Double glazed bay window to front aspect.

Dining Room

13'8 x 9'4 (4.17m x 2.84m)

Radiator. Brick fireplace. Double glazed sliding door to garden.

Kitchen

10'8 x 7'2 (3.25m x 2.18m)

Range of fitted wall and base units, worktops with inset one and a half bowl sink unit and mixer tap. Inset electric hob with electric oven under and extractor over. Wall mounted gas boiler. Inset spotlights. Part tiled walls. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 2

13'9 x 8'4 (4.19m x 2.54m)

Radiator. Two built in wardrobes. Double glazed window to front aspect.

Bedroom 3

12'0 x 9'3 (3.66m x 2.82m)

Radiator. Double glazed window to rear aspect.

Bedroom 4

9'9 x 6'9 (2.97m x 2.06m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Frosted double glazed window.

Stairs from First to Second Floor

Bedroom 1

13'4 x 12'6 (4.06m x 3.81m)

Radiator. Storage cupboard. Inset spotlights. Double glazed windows to front and rear aspect.

Outside

The rear garden is laid to artificial lawn with a raised area of decking adjoining the house.

COUNCIL TAX BAND = C

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.