



3 Bedroom



3 Reception



1 Bathroom

£265,000



30 Clarence Road, Eastbourne, BN22 8HG

An extended period terraced house offering three double bedrooms and three reception rooms, with the added benefit of an outbuilding. The property features a ground floor bathroom, first floor WC, gas central heating, double glazing and neutral decoration throughout. Externally, there are courtyard style front and rear gardens. Offered vacant and chain free, the property provides excellent scope to create a well proportioned family home. Situated in the popular Seaside area, adjacent to Whitley Recreation Ground and within close proximity to the town centre, seafront, train station, school catchments and bus routes.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom/WC
- First Floor Cloakroom
- Patio Courtyard Garden
- Outbuilding
- CHAIN FREE

Entrance

Double glazed front door to-

Entrance Porch

Inner door to-

Hallway

Radiator. Stairs to the first floor.

Lounge

14'5 x 11'7 (4.39m x 3.53m)

Radiator. Double glazed bay window to front aspect.

Dining Room

12'1 x 12'0 (3.68m x 3.66m)

Radiator. Double glazed window to rear aspect.

Kitchen/Breakfast Room

15'0 x 8'8 (4.57m x 2.64m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Understairs cupboard.

Radiator. Double glazed windows to rear aspect. Double glazed door to garden.

Ground Floor Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Loft access (not included).

Bedroom 1

14'11 x 12'2 (4.55m x 3.71m)

Two radiators. Two double glazed windows to front aspect.

Bedroom 2

12'1 x 9'2 (3.68m x 2.79m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

10'7 x 7'3 (3.23m x 2.21m)

Airing cupboard. Double glazed window to rear aspect.

First Floor Cloakroom

Low level WC. Double glazed window.

Outside

To the rear there is a patio courtyard garden with walled boundaries.

Outbuilding

PVC and brick construction. Radiator. Double glazed windows to side and rear. Double glazed door to garden.

COUNCIL TAX BAND = B