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PROTECTED

PRS Property
Redress
Scheme



164 Northbourne Road, Eastbourne, East Sussex, BN22 8RT
£279,950 Freehold



Surridge Mison
ESTATES

Situated in the ever-popular Roselands area of Eastbourne is this two double bedroom semi-detached home, which offers an excellent opportunity for anyone seeking a well presented, characterful home with great outdoor space to include a vast, landscaped rear garden and driveway.

The ground floor features an entrance hall, which leads into the cosy yet spacious lounge, which has built in storage. Into the modern kitchen/dining room, which offers a functional and practical space whilst also allowing for entertaining space. The kitchen is double aspect, has a pantry style cupboard and is well equipped with plenty of room for appliances.

Upstairs, are two double bedrooms, both with built in storage, and a modern family bathroom. There is also loft access with a fitted ladder. The property also benefits from gas central heating and double glazing.

Outside, to the rear is the generous rear garden. The garden is vast, and provides a haven for any new owner to take over and enjoy. It further boasts two sheds, and a large summerhouse. To the front, there is a pretty walled front garden and a driveway providing off road parking.

Located in sought after Eastbourne, the property is within close proximity of the stunning seafront, as well as local shops, excellent schools, allotments, great bus routes and road links. Eastbourne town centre is close by, with The Beacon shopping centre, mainline train station providing direct links to Brighton, Gatwick & London, theatres and further amenities.

Check out the 3D virtual tour!





Entrance Hall - 1.37m x 0.91m (4'6" x 3'0") Double glazed door to front. Laminate flooring. Radiator. Stairs leading to first floor.

Lounge - 3.61m x 3.56m (11'10" x 11'8") Double glazed window to front. Built in understairs cupboard. Carpeted. Picture rail. Radiator.

Kitchen/Dining Room - 4.62m x 2.44m (15'2" x 8'0") Double aspect room with two double glazed windows to rear and double glazed window and door to side. Vinyl flooring and partially tiled walls. Radiator. Built in pantry cupboard. Wall mounted Glow Worm boiler. Fully fitted with a range of shaker style wall and base units housing integral dishwasher, with space and plumbing for washing machine, fridge/freezer and tumble dryer. Built in electric oven. Work surfaces with inset 4 burner electric hob with fitted stainless steel cooker hood and inset stainless steel 1 and 1/2 bowl sink and drainer unit with mixer taps.

First Floor Landing - 2.01m x 0.89m (6'7" x 2'11") Double glazed window to side. Loft access with fitted ladder. Radiator. Carpeted.

Bedroom One - 3.63m x 3.12m (11'11" x 10'3") Two double glazed windows to front. Built in wardrobes. Feature period fireplace. Radiator. Carpeted.

Bedroom Two - 2.95m x 2.46m (9'8" x 8'1") Double glazed window to rear. Airing cupboard. Radiator. Carpeted.

Bathroom - 2.03m x 1.47m (6'8" x 4'10") Double glazed opaque window to side. Laminate flooring. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of bath with tiled enclosure and mixer taps, with shower over and fitted glazed screen, wash hand basin set within vanity unit with tiled splashback and W.C.

Driveway & Front Garden Driveway providing off road parking. Laid to lawn, with brick wall surround. Lean-to providing a covered passageway to the rear garden.

Rear Garden Large garden being mainly laid to lawn. Two apple trees, a damson tree, two fig trees, and raspberry bushes, an arched lilac wisteria and an Ash tree. Two sheds (one with power) and a summerhouse measuring 10ft x 8ft. Sun deck. Brick out building off the back of the house for storage.



Council Tax Band- B | EPC Rating- TBC

Utilities This property has the following utilities:
Water; Mains Drainage; Mains Gas; Mains Electricity; Mains Primary Heating; Gas central heating system
Solar Power; None
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

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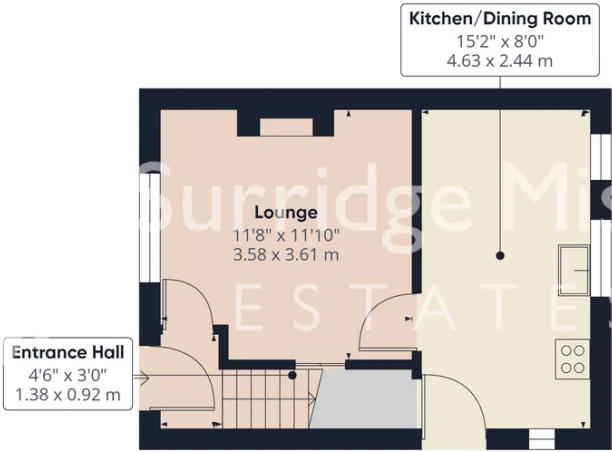
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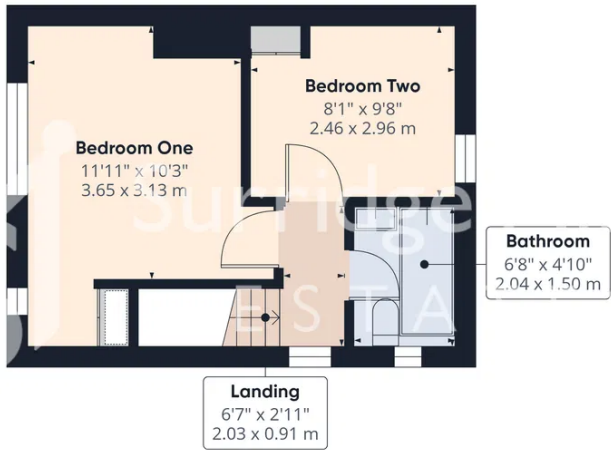
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Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Approximate total area^m
560 ft²
52 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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