TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£240,000 - £250,000









33 Etchingham Road, Eastbourne, BN23 7DS

GUIDE PRICE £240,000 - £250,000
Located in the ever popular area of Langney, this well presented two bedroom mid terrace home that is being sold CHAIN FREE enjoys a pleasant outlook over lawned areas to the front and offers practical, well balanced accommodation throughout - with many similar designs having been converted into a 3 bedroom, further enhancing versatility. The property features a recently fitted kitchen, a bright conservatory overlooking the rear garden and two spacious double bedrooms. The rear garden is mainly laid to lawn and benefits from two allocated parking spaces positioned directly behind, providing convenient off road parking. Ideally situated for local schools, everyday amenities and the Langney Shopping Centre, the home also offers excellent access to Eastbourne Harbour, making it a superb choice in a well connected residential setting.

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Main Features

- Terraced House
- 2 Bedrooms
- Lounge/Dining Room
- Conservatory
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Double Driveway
- Close to Local Shops, Schools and Transport Links
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Understairs cupboard. Stairs to first floor. Double glazed window to front aspect.

Lounge/Dining Room
21'0 x 8'10 (6.40m x 2.69m)
Two radiators. Electric fireplace. Double glazed window to front aspect. Double glazed door to-

Conservatory
7'5 x 5'6 (2.26m x 1.68m)
UPVC construction. Double glazed windows. Double glazed door to garden.

Kitchen
8'10 x 8'9 (2.69m x 2.67m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected).

Bedroom 1
18'2 x 8'10 (5.54m x 2.69m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'9 x 10'2 (3.58m x 3.10m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with fenced boundaries and a gate for rear access to the driveway.

Parking
A driveway to the rear of the property provides off road parking for two vehicles.

COUNCIL TAX BAND = B

EPC = 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.