TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1/2 Reception | 2 Bathroom

£325,000









1 Chawbrook Mews, Chawbrook Road, Eastbourne, BN22 8HB

A well presented three bedroom end of terrace house, situated within the attractive and peaceful setting of Chawbrook Mews in the heart of Seaside. The property has been freshly decorated throughout, offering a spacious dual aspect reception room, kitchen, ground floor cloakroom, three bedrooms including a principal bedroom with an En-suite shower room and a family bathroom. Outside, there is a low maintenance courtyard style rear garden with useful side access, whilst the integral garage provides valuable parking and storage. The property is conveniently positioned for Eastbourne town centre, the seafront, local shops, schools and excellent transport links. Offered CHAIN FREE.

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Freehold

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Main Features

- 3 Bedroom End Of Terrace House
- Double Dual Aspect Reception Room
- En-Suite To Principal Bedroom
- Family Bathroom & Ground Floor WC
- Integral Garage
- Courtyard Style Rear Garden
- Freshly Decorated Throughout
- Quiet Mews Setting
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
14'1 x 9'11 (4.29m x 3.02m)
Radiator. Double glazed window to front aspect. Opening to-

Dining Room
9'9 x 9'7 (2.97m x 2.92m)
Two radiators. Double glazed windows to rear aspect. Double glazed patio doors to garden. Door to-

Kitchen
11'11 x 7'4 (3.63m x 2.24m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin. Extractor fan.

Stairs from Ground to First Floor Landing
Cupboard.

Bedroom 1
13'7 x 9'9 (4.14m x 2.97m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan.

Bedroom 2
13'8 x 8'6 (4.17m x 2.59m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3
13'9 x 6'11 (4.19m x 2.11m)
Double glazed window to rear aspect.

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

Outside
The rear garden is laid to patio with a variety of mature plants and shrubs. Gate for side access.

Garage
Up and over door. Light and power.

AGENTS NOTE:
There is an annual management charge of approximately £375 per annum.

COUNCIL TAX BAND = C

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.