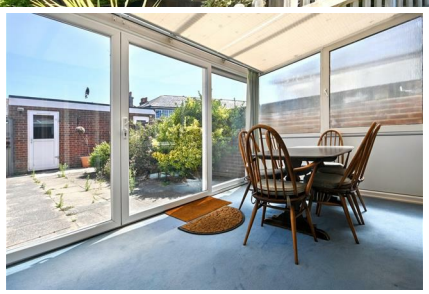
TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£295,000 - £305,000



16B The Saltings, Sidley Road, Eastbourne, BN22 7HB

GUIDE PRICE £295,000 - £305,000
A well presented and spacious three bedroom mid terrace home, ideally suited to families, first time buyers or those seeking generous living accommodation. The property offers two double bedrooms, including a principal bedroom with its own ensuite shower room, plus a further single bedroom perfect for a child's room, guest space or home office. A modern fitted kitchen provides stylish and practical workspace, complemented by a family bathroom and convenient ground floor cloakroom. To the rear, a large living room offers excellent space for relaxing and entertaining, flowing seamlessly into a bright conservatory that overlooks the courtyard garden – an ideal spot for dining or enjoying the warmer months. Outside, the enclosed rear courtyard garden provides low maintenance outdoor space and access to the garage, which benefits from power and an allocated parking space. A courtyard style front garden adds further kerb appeal. This attractive home combines comfortable living with practical features and viewing is highly recommended.

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Main Features

- CHAIN FREE Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Lounge
- Conservatory
- En Suite Shower Room
- Bathroom/WC
- Patio Courtyard Garden
- Garage

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Part tiled walls. Double glazed window.

Kitchen/Breakfast Room
13'5 x 7'10 (4.09m x 2.39m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Eye level double oven. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge. Part tiled walls. Vinyl flooring. Double glazed window to front aspect.

Lounge
15'0 x 14'8 (4.57m x 4.47m)
Radiator. Understairs cupboard. Double glazed window to rear. Double glazed sliding door to-

Conservatory
13'0 x 7'11 (3.96m x 2.41m)
Double glazed windows. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard. Access to loft (not inspected).

Bedroom 1
12'1 x 7'9 (3.68m x 2.36m)
Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En Suite Shower Room
Shower cubicle. Wash hand basin. Part tiled walls. Radiator.

Bedroom 2
12'10 x 7'9 (3.91m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
9'0 x 6'4 (2.74m x 1.93m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed window to front aspect.

Outside
The rear garden is laid to patio with access to the garage and parking space.

Garage
Up and over door. Light and power.

Council Tax Band = C

EPC = D

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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.