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Taylor Engley

19 Channel View Road, Eastbourne, East Sussex, BN22 7LR
Guide Price £275,000 Freehold

Situated in the sought-after coastal location of Channel View Road, Eastbourne, THIS ATTRACTIVE THREE-BEDROOMED TERRACED HOME offers well-proportioned accommodation just moments from the seafront. The property features two generous reception rooms, a convenient ground-floor wet room and a further shower room on the first floor. To the rear is a secluded garden, providing a pleasant outdoor space for relaxing or entertaining. Ideally positioned close to local shops, amenities and the seafront, the property is offered chain-free and represents an excellent opportunity for first-time buyers, families or investors seeking a well-located Eastbourne home.

Channel View Road is located in the popular Redoubt area of Eastbourne and leads to Eastbourne's seafront. To the far end of Channel View Road there is also access to Princes Park. Local shops and bus services can be found in the nearby Seaside whilst Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN * REFURBISHED WET ROOM/WC * LANDING * THREE BEDROOMS * SHOWER ROOM/WC * SECLUDED GARDENS TO REAR * CHAIN FREE ***

The accommodation
Comprises:
Double glazed external door to entrance porch.

ENTRANCE PORCH
With internal door to hallway.

HALLWAY
With radiator, understairs storage cupboard, coved ceiling.

SITTING ROOM
13'9 into bay x 13'7 (4.19m into bay x 4.14m)
With upvc bay window to front, two radiators two wall light points.

DINING ROOM
11'7 x 11'0 (3.53m x 3.35m)
With upvc windows to rear, radiator.

KITCHEN
11'7 x 10'0 (3.53m x 3.05m)
With a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer stainless steel sink unit, four burner ceramic hob with adjacent oven. Space for fridge freezer, plumbing for washing machine, windows to side and external door to side with access to rear garden.

RE-FITTED GROUND FLOOR WET ROOM
9'5 x 6'0 (2.87m x 1.83m)
Recently re-fitted with a white suite comprising wall mounted hand wash basin, low level wc, thermostatic shower unit over, obscure upvc windows to rear.

LANDING
Stairs from hallway to first floor landing.

BEDROOM ONE
17'7 x 11'1 (5.36m x 3.38m)
With upvc windows to front, radiator, picture rail, built-in range of double wardrobes.

BEDROOM TWO
11'10 maximum x 10'1 (3.61m maximum x 3.07m)
With upvc windows to rear, vanity hand wash basin, picture rail and radiator.

BEDROOM THREE
8'9 x 8'5 narrowing to 5'2 (2.67m x 2.57m narrowing to 1.57m)
With upvc double glazed windows to rear, radiator.

SHOWER ROOM/WC
With thermostatic shower unit over, pedestal hand wash basin with chrome mono bloc mixer taps, chrome heated towel rail, low level wc, upvc windows to side.

SECLUDED GARDENS TO REAR
With patio area leading to area principally laid to artificial lawn, greenhouse

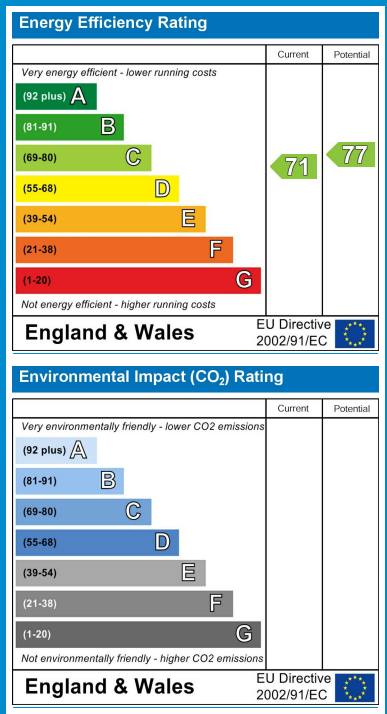
COUNCIL TAX BAND:
Council Tax Band - 'C' - Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS
All appointments are to be made through TAYLOR ENGLEY.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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