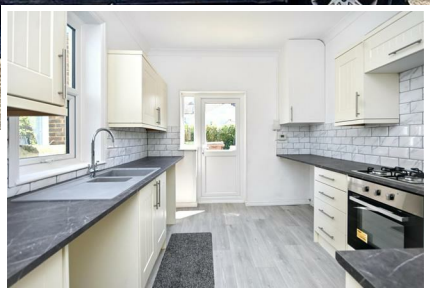
TOWN PROPERTY

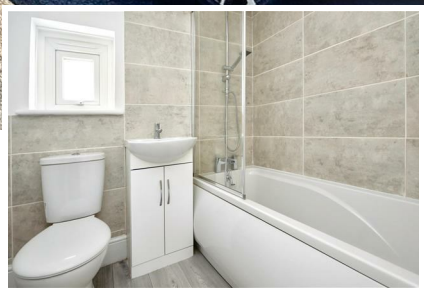
01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£300,000 - £325,000





4 Taddington Road, Eastbourne, BN22 7EG

Guide Price £300,000-£315,000

An extremely well presented three bedroom terraced house that has undergone significant improvement by the current vendor. Being sold chain free the house is enviably situated in the Redoubt area within easy walking distance of the Seafront and local shops. Finished to a high standard the house benefits from two separate reception rooms both with feature fireplaces, a ground floor cloakroom and fitted kitchen. The first floor comprises of a spacious 'L' shaped landing, three bedrooms and a refitted bathroom. Further benefits include double glazing, gas central heating and new floor coverings. An internal inspection comes very highly recommended.

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Freehold

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Guide Price £300,000 - £325,000

Main Features

- Terraced House
- 3 Bedrooms
- Bay Window Lounge
- Ground Floor Cloakroom
- Dining Room
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- CHAIN FREE

Entrance
Double glazed front door to-

Lobby
Dado rail. Coved ceiling. Inner door to-

Hallway
Radiator. Dado rail. Coved ceiling. Stairs to first floor. Understairs cupboard.

Lounge
14'2 x 10'7 (4.32m x 3.23m)
Radiator. Feature fireplace with tiled surround and hearth. Corniced ceiling. Picture rail. Double glazed bay window to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below.

Dining Room
14'0 x 11'4 (4.27m x 3.45m)
Radiator. Feature fireplace with tiled surround. Coved ceiling. Double glazed bay window to rear aspect.

Kitchen
11'5 x 9'3 (3.48m x 2.82m)
Fitted range of wall and base units, marble effect worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under. Space and plumbing for washing machine and dishwasher. Cupboard housing gas boiler. Part tiled walls. Coved ceiling. Wood effect flooring. Double glazed window to side aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Spacious 'L' shaped landing. Radiator. Loft access (not inspected).

Bedroom 1
14'4 x 11'7 (4.37m x 3.53m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
11'9 x 11'0 (3.58m x 3.35m)
Radiator. Picture rail. Double glazed window to rear aspect.

Bedroom 3
9'7 x 4'9 (2.92m x 1.45m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Refitted white suite comprising of panelled bath with mixer tap and shower with shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to lawn with gated rear access.

COUNCIL TAX BAND = C

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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.