



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£350,000



10 Sancroft Road, Eastbourne, BN20 8HB

An extended three bedroom semi-detached house forming part of this popular road in the sought after Old Town area of Eastbourne. Being sold chain free the house is in need of modernisation but offers wonderful potential with a bay windowed lounge, extended dining room, three double bedrooms and a bathroom with separate cloakroom. The rear garden is laid to lawn and the front garden could be used as off road parking with the necessary consents. An internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Bay Windowed Lounge
- Dining Room
- Kitchen
- Bathroom & Separate Cloakroom
- Lawned Rear Garden
- CHAIN FREE

Entrance

Covered porch with front door to-

Hallway

Radiator. Understairs cupboard. Frosted window. Stairs to first floor.

Ground Floor Cloakroom

Low level WC. Double glazed window.

Bay Windowed Lounge

12'4 x 11'7 (3.76m x 3.53m)

Radiator. Double glazed bay window to front aspect.

Extended Dining Room

11'7 x 10'2 / 11'6 x 10'0 (3.53m x 3.10m / 3.51m x 3.05m)

Two radiators. Double glazed windows to rear and side aspects. Double glazed door to garden.

Fitted Kitchen

10'7 x 8'4 (3.23m x 2.54m)

Fitted range of lightwood wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and stainless steel extractor above. Space for fridge freezer. Double glazed windows to rear and side aspects. Double glazed door to garden.

Stairs from Ground to First Floor Landing:

Radiator. Loft access (not inspected). Frosted window.

Bay Windowed Bedroom 1

13'2 x 9'11 (4.01m x 3.02m)

Radiator. Fitted wardrobe. Double glazed bay window to front aspect.

Bedroom 2

11'8 x 9'11 (3.56m x 3.02m)

Radiator. Picture rail. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 3

8'10 x 7'8 (2.69m x 2.34m)

Radiator. Picture rail. Double glazed window to front aspect.

Bathroom

Panelled bath with mixer tap and shower over. Pedestal wash hand basin. Radiator. Extractor fan. Cupboard housing boiler. Part tiled walls. Frosted double glazed window.

Separate Cloakroom

Low level WC. Frosted window.

Outside

The rear garden is mainly laid to lawn with mature trees and shrubs and gated side access.

EPC = D

Council Tax Band = 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.