



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£339,950



9 Queens Road, Eastbourne, BN23 6JT

An attractive three bedroom end of terrace house offering well planned family accommodation and excellent outside space. The property features a bay fronted sitting room, modern family bathroom and a particularly appealing open plan kitchen/dining area which flows naturally into a part brick, part UPVC conservatory overlooking the garden. There are three bedrooms, while the generous rear garden is mainly laid to lawn with a clever partial hedge divider creating a lovely secluded 'secret garden' area. To the front, there is a double driveway providing excellent off road parking, while the property enjoys a convenient position in the popular St Anthony's area. The location is ideal for access to the seafront, harbour, local shops and amenities, superstores and regular bus routes, making this a great choice for a family or anyone looking for a well rounded home in a highly convenient part of Eastbourne.

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Main Features

- Attractive Three Bedroom End Of Terrace House
- Bay Fronted Sitting Room
- Open Plan Kitchen/Dining Room
- Part Brick & Part UPVC Conservatory
- Modern Family Bathroom/WC
- Lovely Lawned Rear Garden
- Additional Secluded ‘Secret Garden’ Area
- Double Driveway Providing Ample Off-Road Parking
- Popular St Anthony’s Location
- Close To Seafront, Harbour & Local Amenities

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor. Understairs cupboard. Double glazed window to front aspect.

Lounge

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

Radiator. Feature fireplace with inset gas fire. Double glazed bay window to front aspect.

Kitchen/Dining Room

17'5 x 13'7 (5.31m x 4.14m)

Fitted range of wall and base units, surrounding worktop with butlers sink and mixer tap. Range cooker with extractor hood above. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Fitted units into chimney recesses. Radiator. Double glazed window to rear aspect. Opening to-

Conservatory

11'2 x 9'3 (3.40m x 2.82m)

UPVC & brick construction. Radiator. Double glazed windows. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Radiator. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

13'4 x 10'4 (4.06m x 3.15m)

Radiator. Built in wardrobes. Double glazed window to front aspect.

Bedroom 2

11'5 x 7'9 (3.48m x 2.36m)

Radiator. Built in wardrobes. Double glazed window to rear aspect.

Bedroom 3

8'4 x 7'4 (2.54m x 2.24m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Jacuzzi bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail. Frosted double glazed window.

Outside

The landscaped rear garden is mainly laid to lawn with an area of patio adjoining the house. The garden has raised planted borders featuring mature trees and shrubs. A hedge provides privacy and access to a hidden area of garden that includes a shed with power.

Parking

A double driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = C