



TOWN PROPERTY



☎ 01323 412200

Freehold

Offers In Excess Of
£260,000



4 Bedroom



1 Reception



1 Bathroom



4 Otham Road, Eastbourne, BN22 9HH

A CHAIN FREE four bedroom terraced house that is arranged over three floors and provides spacious and well proportioned accommodation. Situated in Hampden Park within easy walking distance of local shops and schools the house benefits from a fitted kitchen/breakfast room, spacious lounge, two first floor bedrooms, a refitted bathroom and two further second floor bedrooms. The rear garden is mainly laid to patio and the lawned front garden could be off road parking with the necessary consents. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 4 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom/WC
- Patio & Shingle Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local School, Shops and Transport Links
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Stairs to first floor. Door to-

Lounge

14'8 x 11'9 (4.47m x 3.58m)

Feature fireplace with tiled hearth. Coved ceiling. Radiator. Understairs cupboard. Double glazed window to front aspect.

Kitchen/Breakfast Room

15'0 x 8'1 (4.57m x 2.46m)

Fitted range of wall and base units, worktop with inset one and half bowl ceramic sink with mixer tap. Cooker point. Space and plumbing for washing machine and dishwasher. Part tiled walls. Wall mounted gas boiler. Inset spotlights. Double glazed patio door to garden.

Stairs from Ground to First Floor Landing

Coved ceiling. Double glazed window.

Bedroom 1

13'9 x 9'0 (4.19m x 2.74m)

Radiator. Coved ceiling. Built in cupboard with fixed shelving. Double glazed window to rear aspect.

Bedroom 2

9'2 x 8'0 (2.79m x 2.44m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom

White suite comprising of panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin and cupboard below. Low level WC with concealed cistern. Tiled walls. Radiator. Frosted double glazed window.

Stairs from First to Second Floor

Bedroom 3

12'9 x 8'4 (3.89m x 2.54m)

Radiator. Inset spotlight. Double glazed window to rear aspect.

Bedroom 4

11'10 x 10'1 (3.61m x 3.07m)

Radiator. Inset spotlight. Skylight to front aspect.

Outside

The enclosed rear garden is laid to patio and shingle with gated rear access and a brick built shed with power. The front garden is laid to lawn but could provide off road parking with the necessary permissions.

EPC = C

COUNCIL TAX BAND = B

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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.