



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£340,000



18 Queens Road, Eastbourne, BN23 6JT

An extremely well presented three bedroom end of terrace house, ideally located in the highly sought after Seaside area of Eastbourne. The property offers spacious and well proportioned accommodation throughout, complemented by tasteful décor and a bright, welcoming feel. A particular feature of the home is the generous kitchen/dining room, providing an excellent space for both everyday living and entertaining. Additional benefits include double glazing and gas central heating throughout. Externally, the property boasts off road parking and a delightful rear garden, mainly laid to lawn with a patio area and a large shed, perfect for outdoor storage. There is also a useful cellar, ideal for additional storage space. The property is conveniently located for a range of local amenities and is within easy reach of several sought after schools, making it an ideal choice for families. Offered to the market chain free, this is a fantastic opportunity to acquire a ready to move into home in a popular and convenient location.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Landscaped Rear Garden
- Driveway
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Understairs storage. Double glazed window to front aspect.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Lounge

12'8 x 11'7 (3.86m x 3.53m)

Radiator. Feature fireplace. Double glazed bay window to front aspect.

Kitchen/Dining Room

16'1 x 14'2 (4.90m x 4.32m)

Fitted range of wall and base units, surrounding laminate worktop with inset stainless steel single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for upright fridge freezer. Cupboard housing boiler. Part tiled walls. Radiator. Built in storage. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Double glazed window to side aspect.

Bedroom 1

10'8 x 10'6 (3.25m x 3.20m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

Bedroom 2

11'0 x 9'9 (3.35m x 2.97m)

Radiator. Feature fireplace. Double glazed window to front aspect.

Bedroom 3

7'10 x 7'3 (2.39m x 2.21m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and handheld shower attachment. Separate shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with two areas of patio and mature trees and shrubs. There is a large shed with light and power.

Parking

A block paved driveway provides off road parking.

COUNCIL TAX BAND = C

EPC = 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.