



# TOWN PROPERTY



01323 412200

Freehold

3 Bedroom

1 Reception

2 Bathroom

# £329,950



## 16B The Saltings, Sidley Road, Eastbourne, BN22 7HB

A well presented and spacious three bedroom mid terrace home, ideally suited to families, first time buyers or those seeking generous living accommodation. The property offers two double bedrooms, including a principal bedroom with its own ensuite shower room, plus a further single bedroom perfect for a child's room, guest space or home office. A modern fitted kitchen provides stylish and practical workspace, complemented by a family bathroom and convenient ground floor cloakroom. To the rear, a large living room offers excellent space for relaxing and entertaining, flowing seamlessly into a bright conservatory that overlooks the courtyard garden – an ideal spot for dining or enjoying the warmer months. Outside, the enclosed rear courtyard garden provides low maintenance outdoor space and access to the garage, which benefits from power and an allocated parking space. A courtyard style front garden adds further kerb appeal. This attractive home combines comfortable living with practical features and viewing is highly recommended.

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## Main Features

- CHAIN FREE Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Lounge
- Conservatory
- En Suite Shower Room
- Bathroom/WC
- Patio Courtyard Garden
- Garage

### Entrance

Front door to-

### Hallway

Radiator. Stairs to first floor.

### Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Part tiled walls. Double glazed window.

### Kitchen/Breakfast Room

13'1 x 7'5 (3.99m x 2.26m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Eye level double oven. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge. Part tiled walls. Vinyl flooring. Double glazed window to front aspect.

### Lounge

14'10 x 14'7 (4.52m x 4.45m)

Radiator. Understairs cupboard. Double glazed window to rear. Double glazed sliding door to-

### Conservatory

13'2 x 7'9 (4.01m x 2.36m)

Double glazed windows. Double glazed sliding door to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected).

### Bedroom 1

12'10 x 7'9 (3.91m x 2.36m)

Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

### En Suite Shower Room

Shower cubicle. Wash hand basin. Part tiled walls. Radiator.

### Bedroom 2

12'2 x 7'8 (3.71m x 2.34m)

Radiator. Double glazed window to rear aspect.

### Bedroom 3

8'11 x 6'4 (2.72m x 1.93m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed window to front aspect.

### Outside

The rear garden is laid to patio with access to the garage and parking space.

### Garage

Up and over door. Light and power.

### Council Tax Band = C

### EPC = D