



37a Channel View Road, Eastbourne, BN22 7LW

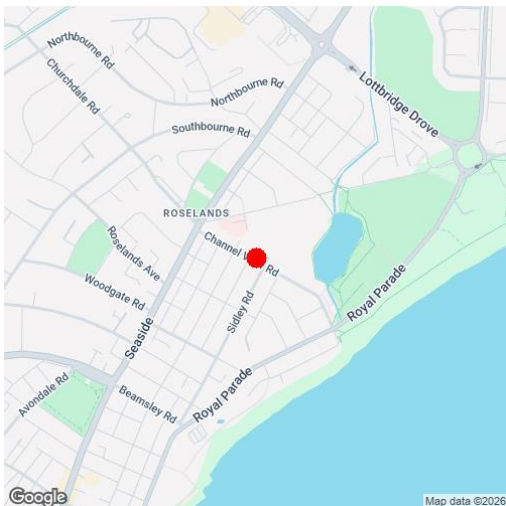
Price £350,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A spacious extended three bedroom semi-detached house benefiting from driveway and garage located in the popular Redoubt area of Eastbourne just a stones throw to Princes Park and Eastbournes picturesque seafront. This delightful property is offered to the market chain free and enjoys spacious accommodation comprising entrance hall, sitting room with arch opening to a dining room, kitchen with range of matching wall and base units with area of work surface and door leading to a sun room which overlooks the rear garden. There is an inner hall accessed from the dining room which leads to a ground floor shower room and wc as well as a personal door into the garage. Stairs rise from the entrance hall to the first floor landing where there are three good size bedrooms as well as a shower room and separate wc. The property benefits from a front garden with driveway leading to a single garage and a particular feature is the secluded well stocked rear garden with area of lawn, patio in addition to a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating.





**At a Glance:**

- Three bedroom extended semi-detached house
- Popular Redoubt area of Eastbourne
- Close to Princes Park and seafront
- Driveway and garage
- Sitting room and dining room
- Kitchen
- Sun room
- Ground and first floor shower rooms
- Secluded and well stocked rear garden
- Double glazing and gas central heating

**Accommodation:**

**PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

13'3" (4.04m) x 13'1" (3.99m)

**DINING ROOM**

11'2" (3.4m) x 9'3" (2.82m)

**KITCHEN**

11'4" (3.45m) x 8'0" (2.44m)

**SUN ROOM**

9'5" (2.87m) x 6'1" (1.85m)

**INNER HALL**

**SHOWER ROOM/WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**

13'1" (3.99m) x 9'9" (2.97m)

**BEDROOM 2**

11'1" (3.38m) x 9'2" (2.79m)

**BEDROOM 3**

10'0" (3.05m) x 6'10" (2.08m)

**SHOWER ROOM**

**WC**

**FRONT GARDEN**

**DRIVEWAY**

**GARAGE**

**REAR GARDEN**

**COUNCIL TAX:**

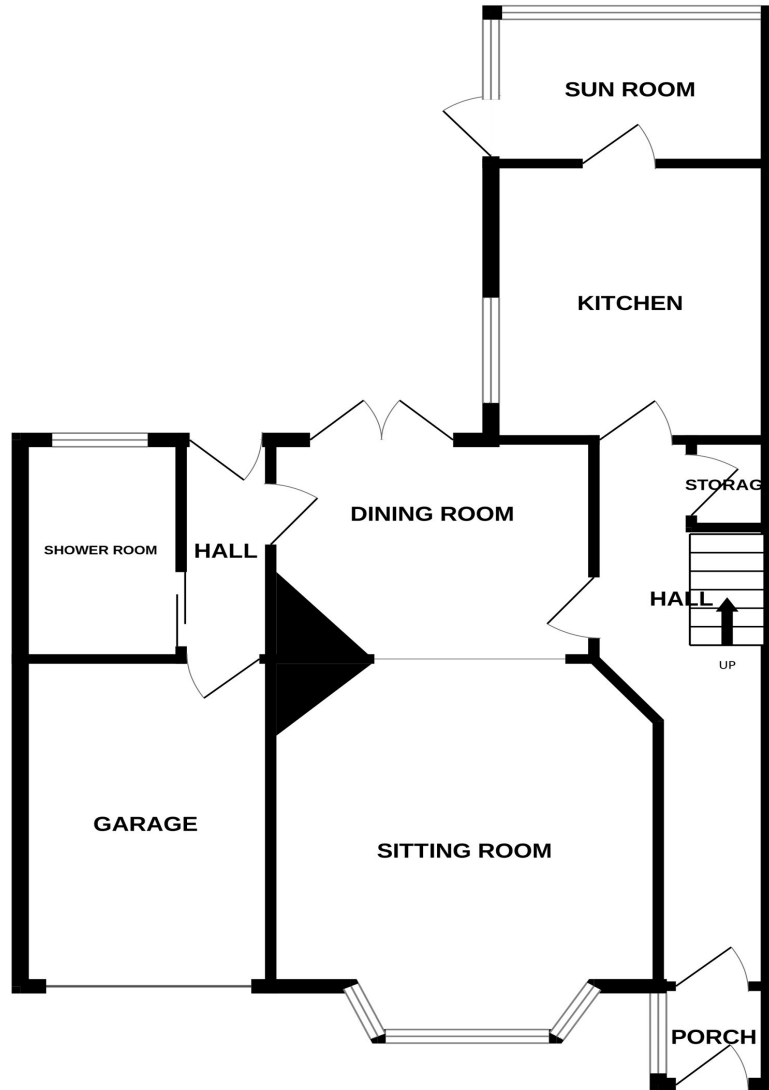
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**EPC:**

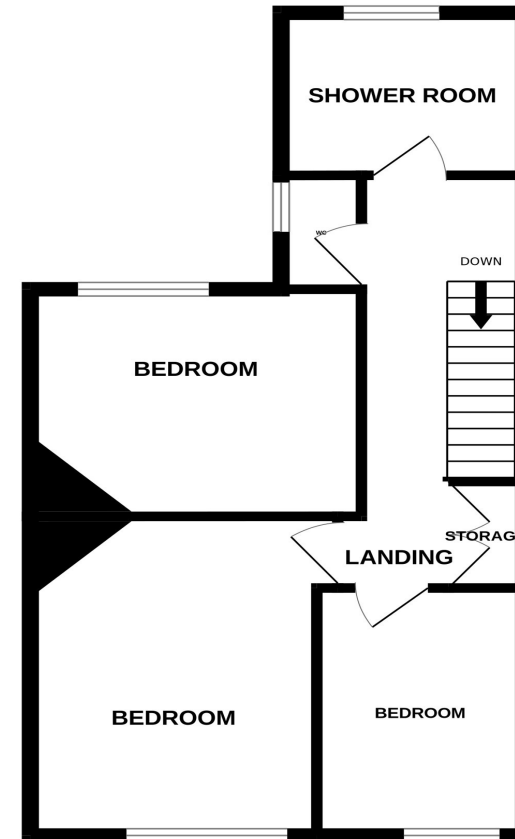
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GROUND FLOOR



1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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