



TOWN PROPERTY



01323 412200

Leasehold



3 Bedroom



1 Reception



1 Bathroom

£165,000



## 30 Churchdale Road, Eastbourne, BN22 8PS

\*\*\* £165,000 FOR 50% SHARE, BASED ON FULL MARKET VALUE OF £330,000\*\*\*

An excellent opportunity to acquire a 50% share of this deceptively spacious three double bedroom home, arranged over three floors and forming part of a modern terrace development. Beautifully presented throughout, the property offers generous and versatile accommodation, ideal for families, professionals or those seeking extra space to work from home. The impressive principal bedroom benefits from a walk in wardrobe, while the bright and welcoming lounge flows seamlessly onto a private west facing garden, perfect for relaxing or entertaining and enjoying the afternoon and evening sun. Designed with modern living in mind, the home also boasts a very good energy efficiency rating, thanks to well insulated walls, roof and flooring, gas central heating and high performance glazing, helping to keep running costs lower and comfort levels high. Conveniently located, Eastbourne town centre, seafront and railway station are all easily accessible on foot, by bus or via a short cycle ride, offering excellent transport links and a wide range of shopping, leisure and dining amenities. Early viewing is highly recommended to fully appreciate the space, location and value this superb shared ownership home has to offer.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

30 Churchdale Road,  
Eastbourne, BN22 8PS

**£165,000**

## Main Features

- Terraced House
- 3 Double Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Bathroom/WC
- Westerly Facing Lawned Rear Garden
- Double Glazing & Gas Central Heating Throughout
- 50% Shared Ownership

### Entrance

Front door to-

### Hallway

Radiator. Stairs to first floor.

### Kitchen

9'3 x 8'10 (2.82m x 2.69m )

Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer. Space and plumbing for washing machine. Cupboard housing boiler. Double glazed window to front aspect.

### Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.

### Lounge

14'1 x 14'1 (4.29m x 4.29m )

Radiator. Understairs storage cupboard. Double glazed window and doors to garden.

### Stairs from Ground to First Floor Landing

Radiator.

### Bedroom 1

14'6 x 8'6 (4.42m x 2.59m)

Radiator. Walk in wardrobe with radiator. Two double glazed windows to rear aspect.

### Bedroom 2

14'4 x 8'8 (4.37m x 2.64m)

Radiator. Two double glazed window to front aspect.

### Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail.

### Stairs from First to Second Floor

Cupboard. Double glazed window.

### Bedroom 3

14'6 x 7'9 (4.42m x 2.36m)

Radiator. Double glazed window to rear aspect.

### Outside

The rear garden is mainly laid to lawn with an area of patio and a shed.

### EPC = C

### AGENTS NOTE:

Tenure: Leasehold - 125 years from 2013.

Minimum Share: 50% (£165,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £502.56 per month (Inclusive of service charge of £22.16 a month and subject to annual review).

Ground Rent: £200.00 for current year.

Council Tax: Band D - Eastbourne Borough Council. Priority is given to applicants living and/or working in this local authority.

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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.