



# TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

## £330,000



## 42 Rylstone Road, Eastbourne, BN22 7HE

A beautifully presented bay fronted period home, offering stylish and versatile accommodation across three floors in the highly sought after Redoubt area of Eastbourne. Blending character features with contemporary finishes, the property boasts a welcoming bay fronted lounge and an impressive full width kitchen/dining room to the rear, creating a wonderful space for modern family living and entertaining. French doors open directly onto the newly laid patio garden, while a useful ground floor cloakroom and utility area add further practicality to this thoughtfully arranged home. The first floor provides two generous double bedrooms alongside a well appointed family bathroom, while the converted loft room offers valuable additional accommodation. Outside, the property enjoys a newly landscaped rear patio garden and an attractive enclosed paved front garden. Perfectly positioned just moments from the seafront, local shops, the harbour and the town centre, this is a superb opportunity to acquire a stylish home in one of Eastbourne's most convenient coastal locations.

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

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## Main Features

- Beautifully Presented Bay Fronted Period Home
- Versatile Two Bedroom Plus Loft Room Accommodation
- Elegant Bay Fronted Lounge
- Stunning Full Width Kitchen/Dining Room
- French Doors Opening Onto The Rear Garden
- Ground Floor Cloakroom & Utility Area
- Converted Loft Room With Fitted Wardrobes
- Newly Laid Rear Patio Garden
- Attractive Walled Front Garden
- Prime Redoubt Location Close To The Seafront

### Entrance

Double glazed front door to -

### Hallway

### Bay Windowed Lounge

15'9 x 13'8 (4.80m x 4.17m )

3 radiators. Understairs storage cupboards. Double glazed bay window to the front aspect.

### Fitted Kitchen/Dining Room

17'2 x 14'6 (5.23m x 4.42m )

Fitted with a range of wall and base units Work surfaces with inset one and a half bowl sink and drainer .Gas hob with extractor hood over. Double electric oven. 2 radiators. Space and plumbing for a washing machine. Double glazed patio doors and double glazed window to the rear aspect.

### Ground Floor Cloakroom

Low level WC. Wash hand basin,. Gas boiler. Work surface with plumbing beneath for a washing machine and space above for a tumble dryer. Double glazed Velux window.

### Stairs from Ground to First Floor Landing:

### Bedroom 1

14'3 x 11'2 (4.34m x 3.40m )

Radiator. 2 double glazed windows to the rear aspect with plantation shutters.

### Bedroom 2

12'8 x 11'4 (3.86m x 3.45m )

Radiator. Double glazed window to the front aspect.

### Study/Dressing Area

Radiator. Fitted wardrobes. Double glazed window to the front aspect. Staircase rising to the loft room.

### Loft Room

12'0 x 10'8 (3.66m x 3.25m)

Accessed via a staircase. Shelved storage area on landing leading into the room. Dual aspect accommodation with three Velux windows to the front and rear aspects. Fitted wardrobes. Access to under eaves storage. Radiator.

### Outside

Rear Garden: Newly laid patio with brick and fenced boundaries, and gate providing rear access.

Front Garden: Laid to paved slabs with walled boundaries and gate.

EPC = D

Council Tax Band = C

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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.