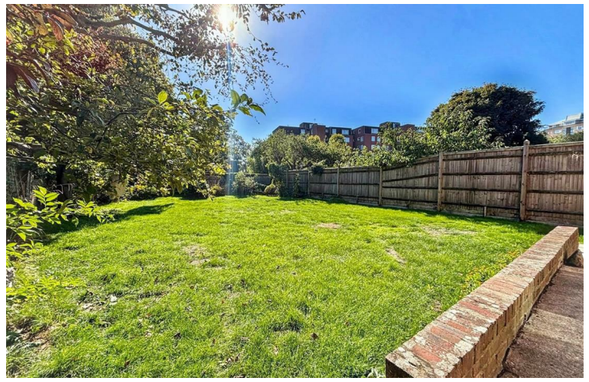
Freehold

15E Dittons Road, Eastbourne, BN21 1DR

£599,950



3 Bedroom 2 Reception 2 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

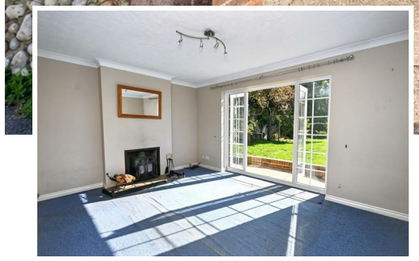
TOWN PROPERTY

01323 412200

Freehold

3 Bedroom 2 Reception 2 Bathroom

£599,950



15E Dittons Road, Eastbourne, BN21 1DR

An incredibly unique three bedroom detached house with lawned gardens, a driveway for several vehicles and a garage. Enviably situated in the highly sought after Saffrons area of Eastbourne the house was built in 1990 and provides well proportioned accommodation and was built to be wheelchair friendly with wide doorways and a ground floor cloakroom that was previously a wet room. Benefits include two reception rooms one with direct access to the garden and a refitted kitchen. The first floor comprises of three double bedrooms one with an En Suite shower room and further refitted bathroom. Further benefits include double glazing and gas central heating. Gildredge Park is yards away and the Town Centre and mainline railway station are within easy walking distance. Properties of this nature are very rarely available and an internal inspection comes highly recommended.

www.town-property.com info@town-property.com

Freehold

15E Dittons Road, Eastbourne, BN21 1DR

£599,950

Main Features

- Detached House in Sought After Saffrons Area
- 3 Double Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Room
- Kitchen
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Coved ceiling. Stairs to first floor. Understairs cupboard.

Ground Floor Cloakroom
Previously was a shower room. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

Lounge
14'7 x 10'8 (4.45m x 3.25m)
Radiator. Fireplace with inset log burner. Coved ceiling. TV point. Double glazed french doors to garden.

Dining Room
11'5 x 10'8 (3.48m x 3.25m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Kitchen
12'5 x 7'9 (3.78m x 2.36m)
Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for fridge freezer and cooker with extractor above. Space and plumbing for dishwasher. Part tiled walls. Wood effect flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 1
12'6 x 11'1 (3.81m x 3.38m)
Radiator. Coved ceiling. Built in wardrobe. Door to-

En Suite Shower Room/WC
White suite comprising of corner shower cubicle, low level WC and pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Extractor fan. Frosted double glazed window.

Bedroom 2
11'6 x 10'10 (3.51m x 3.30m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
12'6 x 11'1 (3.81m x 3.38m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash and basin with mixer tap. Heated towel rail. Extractor fan. Coved ceiling. Frosted double glazed window.

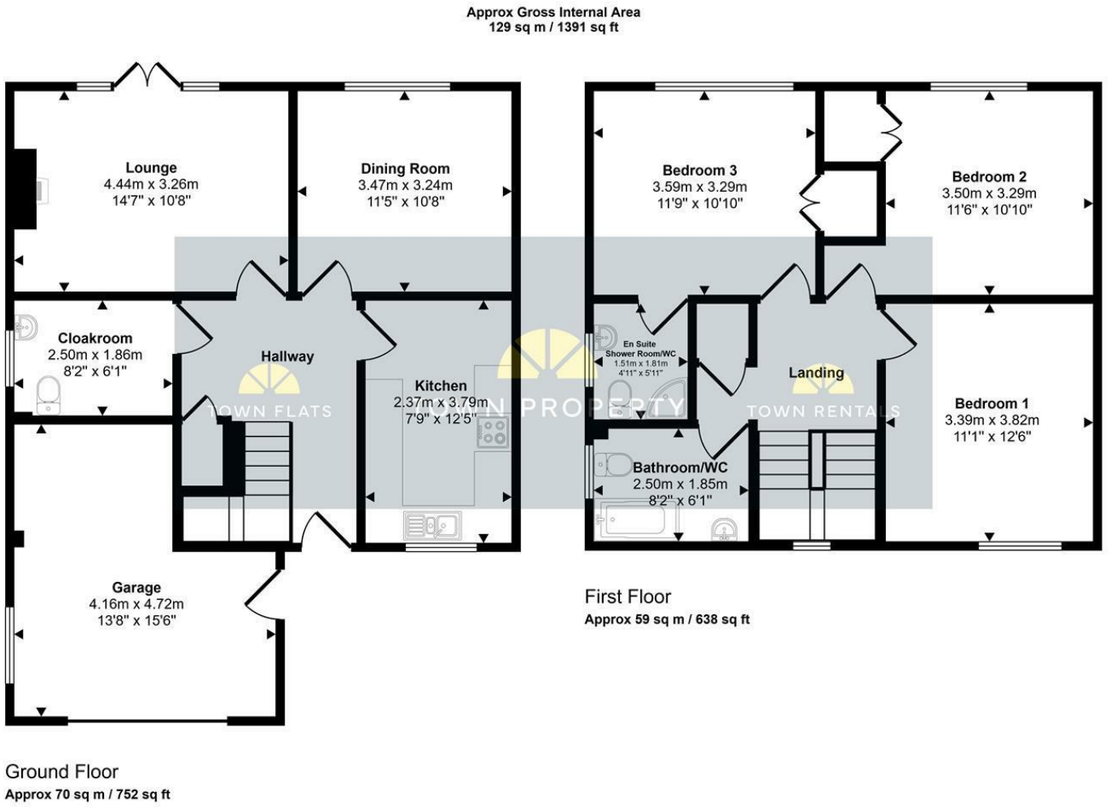
Outside
The rear garden is laid to lawn with mature trees and shrubs, there is an area of patio and gated side access.

Parking
A driveway at the front of the property provides off road parking and access to the-

Garage
15'6 x 13'8 (4.72m x 4.17m)
Up and over door.

COUNCIL TAX BAND = E

EPC = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

www.town-property.com | E. info@town-property.com | T. 01323 412200

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.