



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£355,000



29 The Portlands, Eastbourne, BN23 5RD

A chain free three bedroom detached house set on the popular Sovereign Harbour South development. Benefits include a ground floor cloakroom, integral garage, lounge/dining room, fitted kitchen and spacious conservatory. The first floor comprises of three bedrooms and a bathroom. The Harbours bars, restaurants and Eastbourne seafront are all within comfortable walking distance and an internal inspection comes highly recommended.

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Eastbourne, BN23 5RD

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Main Features

- Detached House
- 3 Bedrooms
- Kitchen
- Ground Floor Cloakroom
- Lounge/Dining Room
- Conservatory
- Bathroom/WC
- Lawned Rear Garden
- Driveway & Integral Garage
- CHAIN FREE

Entrance

Front door to-

Porch

Inner door to-

Hallway

Radiator. Coved ceiling. Door to integral garage.

Kitchen

10'10 x 7'3 (3.30m x 2.21m)

Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with glass splashback, electric oven under and extractor above. Space and plumbing for washing machine. Radiator. Double glazed window to front aspect.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Lounge/Dining Room

19'0 x 12'3 (5.79m x 3.73m)

Two radiators. Wood effect flooring. Coved ceiling. Feature fireplace with marble surround and hearth. Stairs to first floor. Double glazed sliding door to-

Conservatory

9'1 x 8'6 (2.77m x 2.59m)

Wood effect flooring. Double glazed windows. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing

Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 1

11'1 x 9'10 (3.38m x 3.00m)

Radiator. Fitted wardrobe with mirrored doors. Coved ceiling. Double glazed windows to front and side aspect.

Bedroom 2

10'0 x 8'6 (3.05m x 2.59m)

Radiator. Coved ceiling. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 3

8'6 x 8'1 (2.59m x 2.46m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to lawn and patio with a wooden shed and gated side access.

Integral Garage

15'5 x 8'4 (4.70m x 2.54m)

Up and over door. Light and power. Wall mounted gas boiler.

Parking

A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = D

EPC = 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.