



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£310,000 - £325,000



3 Bedroom



2 Reception



1 Bathroom



## 238 Seaside, Eastbourne, BN22 7RA

\*\*\*GUIDE PRICE £310,000 TO £325,000\*\*\*

A refurbished 3 bedroom terraced house providing spacious and well proportioned accommodation. Enviably situated in Seaside the house is finished to a high standard and is being sold CHAIN FREE. Benefits include 2 reception rooms, the lounge having a marble effect fireplace, wonderful refitted kitchen/breakfast room with French doors opening to the rear garden and a ground floor cloakroom. The first floor comprises of 3 good sized bedrooms, a refitted bathroom and separate cloakroom. Further benefits include double glazing and gas central heating. Local shops and schools are within easy walking distance and an internal inspection comes highly recommended.

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## Main Features

- Spacious & Refurbished Terraced House Located In The Popular Seaside Area
- 3 Bedrooms
- Bay Windowed Lounge
- Dining Room
- Fitted Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Modern Bathroom & Separate Cloakroom
- Double Glazing & Gas Central Heating
- Lawned & Patio Rear Garden
- CHAIN FREE

### Entrance

Entrance door to -

### Lobby

Dado rail. Corniced ceiling. Further door to -

### Hallway

Radiator. Dado rail. Corniced ceiling. Stairs to first floor. Understairs cupboard.

### Bay Windowed Lounge

13'11 x 12'10 (4.24m x 3.91m )

Radiator. Feature fireplace with marble effect surround and tiled hearth. Corniced ceiling. Picture rail. Double glazed bay window to front aspect.

### Dining Room

11'11 x 10'4 (3.63m x 3.15m )

Radiator. Corniced ceiling. Picture rail. Double glazed window to rear aspect.

### Fitted Kitchen/Breakfast Room

16'4 x 9'1 (4.98m x 2.77m )

Range of refitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob with glass splashback. Electric oven and stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Wood effect flooring. Radiator. Cupboard housing gas boiler. Double glazed window to side aspect. Double glazed French doors to garden. Further door to - -

### Ground Floor Cloakroom

Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards under. Extractor fan. Wood effect flooring.

### Stairs from Ground to First Floor Landing:

Radiator. Dado rail. Loft access (not inspected).

### Bay Windowed Bedroom 1

14'1 x 11'4 (4.29m x 3.45m)

Radiator. Double glazed bay window to front aspect.

### Bedroom 2

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

Radiator. Coved ceiling. Built-in cupboard. Double glazed window to rear aspect.

### Bedroom 3

9'10 x 9'5 (3.00m x 2.87m )

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

### Cloakroom

Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards under. Extractor fan. Wood effect flooring. Frosted double glazed window.

### Modern Bathroom

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Marble effect panelled walls. Inset spotlights. Extractor fan. Chrome heated towel rail.

### Outside

The rear garden is laid to lawn and patio with gated rear access.

EPC = C

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.