



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£260,000



37 Den Hill, Eastbourne, BN20 8SZ

*****GUIDE PRICE £260,000-£270,000*****

A well presented three bedroom terraced house enviably situated in Old Town and benefitting from glorious far reaching views over Eastbourne towards the sea. Being sold chain free the house benefits from an entrance porch, lounge, refitted kitchen/breakfast room, a family bathroom, double glazing and gas central heating. The rear garden is laid to patio and provides access to the private parking. The area is served by schools catering for all ages. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Family Bathroom/WC
- Patio Rear Garden
- Driveway
- Stunning Far Reaching Views Over Eastbourne
- CHAIN FREE

Entrance

Double glazed front door to-

Porch

6'4 x 4'10 (1.93m x 1.47m)

Frosted double glazed windows. Radiator. Inner door to-

Lounge

16'11 x 11'5 (5.16m x 3.48m)

Radiator. Stairs to first floor. Double glazed window to front aspect. Door to-

Kitchen/Breakfast Room

16'10 x 8'6 (5.13m x 2.59m)

Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit with mixer tap. Electric hob with electric oven under and stainless steel extractor over. Space and plumbing for washing machine. Space for upright fridge freezer. Larder cupboard. Radiator. Two double glazed windows to rear aspect. Door to-

Rear Porch

Tiled flooring. Double glazed window. Door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

9'10 x 9'3 (3.00m x 2.82m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

Bedroom 2

9'11 x 9'5 (3.02m x 2.87m)

Radiator. Cupboard housing gas boiler. Double glazed window to rear aspect with stunning far reaching views over Eastbourne.

Bedroom 3

6'9 x 6'3 (2.06m x 1.91m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with shower screen, mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Outside

The rear garden is laid to patio with a wooden shed and gated rear access leading to the private parking.

Parking

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

COUNCIL TAX BAND = B

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.