TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£239,950









183 Percival Road, Eastbourne, BN22 9LB

An extended three bedroom mid terrace house, offered CHAIN FREE and conveniently located in Hampden Park, close to the railway station, local schools and amenities. A single storey ground floor extension provides additional accommodation, with a lounge, inner lobby, kitchen and shower room, alongside a versatile internal room with no windows, currently used as an additional bedroom. Upstairs are three bedrooms and a bathroom, complementing the ground floor shower room. Outside, the property benefits from a lawned front garden and a courtyard-style rear garden.

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Main Features

- Mid Terrace House
- 3 Bedrooms
- Lounge, Inner Lobby & Kitchen
- Additional Internal Room
- Ground Floor Shower Room/WC
- First Floor Family Bathroom/WC
- Single Storey Ground Floor Extension
- Lawned Front Garden and Courtyard Style Rear Garden
- Close To Hampden Park Station, Schools & Amenities
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Double glazed window to front aspect.

Lounge
19'2 x 11'8 (5.84m x 3.56m)
Electric radiator. Understairs storage cupboard. Double glazed window to front aspect

Inner Lobby
Built in storage cupboard.

Kitchen
9'7 x 7'9 (2.92m x 2.36m)
Range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated dishwasher. Space for fridge freezer. Double glazed door to rear aspect,

Versatile Room
8'7 x 8'6 (2.62m x 2.59m)
Currently arranged as a bedroom, offering versatile accommodation with no external windows.

Ground Floor Shower Room
Shower cubicle. Low level WC. Wash hand basin. Plumbing for washing machine. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
16'0 x 8'6 (4.88m x 2.59m)
Built in storage cupboard. Double glazed window to front aspect

Bedroom 2
11'7 x 8'6 (3.53m x 2.59m)
Double glazed window to rear aspect.

Bedroom 3
8'8 x 5'10 (2.64m x 1.78m)
Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Outside
The rear garden has a decked area adjoining the house with the remainder laid to concrete with gated rear access.

COUNCIL TAX BAND = B

EPC = E

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.