



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£325,000



37A Channel View Road, Eastbourne, BN22 7LW

This three bedroom end of terrace house in Redoubt offers spacious and versatile living, featuring a dual aspect reception room with a bay-fronted sitting area and a dining space with patio doors leading to a beautiful rear garden. The property also includes a fitted kitchen that opens into a conservatory, as well as a convenient ground floor shower room. Outside, there is the added benefit of a driveway and garage. Upstairs, the home comprises three bedrooms, a family shower room and a separate WC. Ideally located in the popular Redoubt area, the property is close to Princes Park, the seafront, local bus routes and a range of amenities. It is also being sold CHAIN FREE, making it an attractive option for buyers looking for a smooth purchase.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge & Dining Room
- Ground Floor Shower Room/WC
- Kitchen
- Conservatory
- First Floor Shower Room & Separate WC
- Lawn & Patio Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Double glazed windows. Inner door to-

Hallway
Radiator. Understairs cupboard.

Lounge
13'3 x 13'1 (4.04m x 3.99m)
Radiator. Feature fireplace. Double glazed bay window to front aspect. Opening to-

Dining Room
11'2 x 9'3 (3.40m x 2.82m)
Radiator. Double glazed patio doors to garden.

Inner Hallway
Double glazed back door. Door to garage.

Ground Floor Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Double glazed window to rear aspect.

Kitchen
11'4 x 8'0 (3.45m x 2.44m)
Fitted range of base units, surrounding worktops with inset sink unit and mixer tap. Space and plumbing for washing machine and dishwasher. Space for cooker. Wall mounted boiler. Radiator. Double glazed window to side aspect. Door to-

Conservatory
9'5 x 6'1 (2.87m x 1.85m)
UPVC and brick construction. Radiator. Double glazed windows. Double glazed door to garden.

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

Bedroom 1
13'1 x 9'9 (3.99m x 2.97m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'1 x 9'2 (3.38m x 2.79m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
10'0 x 6'10 (3.05m x 2.08m)
Radiator. Double glazed window to front aspect.

Shower Room
Shower cubicle. Pedestal wash hand basin. Radiator. Extractor fan. Double glazed window to rear aspect.

Cloakroom
Low level WC. Double glazed window to side aspect.

Outside
The rear garden is mainly laid to lawn with a large patio seating area adjoining the property that can be accessed via the conservatory, dining room and inner hallway. There is a variety of mature shrubs and plants.

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

Garage
15'8 x 8'5 (4.78m x 2.57m)
Up and over door. Light and power. Door to inner hallway.

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.