TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £270,000 - £285,000









39 Clarence Road, Eastbourne, BN22 8HG

*** GUIDE PRICE £270,000 - £280,000 ***
A charming and characterful three-bedroom period terraced house, offered CHAIN FREE and ideally positioned close to the many attractions and amenities that Eastbourne has to offer. Brimming with period charm, this delightful home retains a number of attractive features, including original fireplaces in all three bedrooms, while the inviting lounge is centred around a cosy log burning stove. A lovely box bay window fills the living space with an abundance of natural light, creating a bright and welcoming atmosphere. The property also benefits from a small, secluded garden, providing a private and peaceful outdoor space and further enhancing the character and appeal of this charming home. The location is particularly convenient, with Eastbourne's picturesque seafront, theatres, restaurants, cafés and extensive shopping facilities all within easy reach. Excellent transport links and a choice of local schools are also nearby, making this an appealing home for families, couples or those looking to enjoy the convenience of town living. Chain free and full of character, this delightful period property offers a wonderful opportunity to enjoy a charming home in a highly convenient Eastbourne location.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Close To Local Shops, Schools, The Seafront & Transport Links

Entrance
Front door to-

Porch
Inner door to-

Hallway
Radiator. Understairs cupboard.

Lounge
14'2 x 10'6 (4.32m x 3.20m)
Radiator. Log burner. Box bay window to front aspect. Opening to-

Dining Room
11'2 x 9'7 (3.40m x 2.92m)
Radiator. Window to rear aspect.

Kitchen
11'1 x 9'4 (3.38m x 2.84m)
Fitted range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Space for upright fridge freezer and range cooker. Space and plumbing for washing machine. Understairs storage. Wall mounted boiler. Windows to side and rear aspect.

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

Bedroom 1
14'1 x 11'6 (4.29m x 3.51m)
Radiator. Built in cupboard. Feature fireplace. Two windows to front aspect.

Bedroom 2
11'4 x 8'4 (3.45m x 2.54m)
Radiator. Built in cupboard. Feature fireplace. Window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Window to side aspect.

Bedroom 3
7'11 x 5'3 (2.41m x 1.60m)
Radiator. Two cupboards. Feature fireplace. Window to rear aspect.

Outside
The rear garden is laid to lawn and paving with a variety of mature plants and shrubs.

COUNCIL TAX BAND = B

EPC = D

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.