TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Offers In Excess Of £350,000

98 Cherry Garden Road, Eastbourne, BN20 8HG

Guide Price £350,000 - £365,000
A well presented three bedroom semi detached house that is enviably situated in the Old Town area of Eastbourne backing directly onto the South Downs. Being sold CHAIN FREE the house provides well proportioned accommodation with the ground floor comprising of a bay windowed lounge with inset log burner, separate dining room with access to the rear garden and a refitted open plan kitchen. The first floor provides three bedrooms, the front benefitting from glorious views towards the South Downs and a refitted bathroom. The rear garden is mainly laid to lawn and has gated access directly onto the South Downs. The house is served by local schools catering for all ages and is within walking distance of Albert Parade with its parade of shops. An internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Bay Windowed Lounge
- Kitchen
- Dining Room
- Bathroom/WC
- Secluded Lawned Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard with space and plumbing for washing machine. Frosted double glazed window.

Lounge
13'7 x 12'10 (4.14m x 3.91m)
Radiator. Wood effect flooring. Coved ceiling. Fireplace with tiled surround and heart and in built log burner. Wall lights. Double glazed bay window to front aspect.

Kitchen
10'6 x 8'6 (3.20m x 2.59m)
Fitted range of white wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with double electric oven under and extractor over. Space for upright fridge freezer. Integrated dishwasher. Space for tumble dryer. Double glazed window to rear aspect.

Dining Room
10'10 x 10'3 (3.30m x 3.12m)
Radiator. Wood effect flooring. Coved ceiling. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder. Loft access (not inspected). Frosted double glazed window.

Bedroom 1
11'3 x 11'0 (3.43m x 3.35m)
Radiator. Built in cupboard with hanging rail. Double glazed window to front aspect with glorious far reaching views towards the sea.

Bedroom 2
10'2 x 9'10 (3.10m x 3.00m)
Radiator. Dado rail. Double glazed window to rear aspect.

Bedroom 3
8'10 x 7'9 (2.69m x 2.36m)
Radiator. Fitted bed frame with built in cupboard under. Double glazed window to front aspect with far reaching views over Eastbourne towards the sea.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset was hand basin with mixer tap and vanity unit below. Tiled walls. Heated towel rail. Two double glazed windows.

Outside
The rear garden is mainly laid to lawn and provides a high level of seclusion with the South Downs at the rear accessed via a rear gate. There is a wooden shed, well stocked flower beds with mature trees and shrubs and gated side access.

COUNCIL TAX BAND = C

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.