TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£300,000 - £325,000









63 Sydney Road, Eastbourne, BN22 8BJ

GUIDE PRICE £300,000 to £325,000
An exceptional three bedroom end of terrace house, presented in immaculate condition with stylish finishes throughout. The ground floor features a separate lounge and an impressive kitchen/dining room with a breakfast bar and doors opening onto the rear garden, complemented by a separate utility room and WC. Underfloor heating extends throughout the entire ground floor. Upstairs, all three bedrooms are doubles, with the principal bedroom benefiting from a luxurious en-suite shower room, alongside a contemporary family bathroom. A landscaped, paved rear garden provides space for outdoor entertaining, while the convenient Seaside location places the seafront, local amenities and mainline railway station within easy reach.

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Main Features

- Immaculately Presented End Of Terrace House
- Three Double Bedrooms
- Spacious Kitchen/Dining Room With Breakfast Bar
- Separate Utility Room
- Underfloor Heating Throughout The Ground Floor
- Separate Lounge
- Ground Floor Cloakroom
- Luxurious En-Suite To Principal Bedroom
- Contemporary Family Bathroom
- Landscaped Paved Rear Garden With Side Access

Entrance
uPVC entrance door with double glazed fan light to-

Hallway
Inset spotlights. Stairs to first floor with understairs cupboard. Cloaks cupboard. Ceramic flooring with underfloor heating.

Ground Floor Cloakroom
Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Part tiled walls. Inset spotlights. Extractor fan.

Lounge
11'0 x 10'8 (3.35m x 3.25m)
Underfloor heating. Double glazed window to front aspect.

Fitted Kitchen/Dining Room
15'8 x 11'1 (4.78m x 3.38m)
Stunning range of fitted wall and base units with granite/quartz worktops with inset sink and chrome mixer tap. Built in electric hob with contemporary style extractor cooker hood. Eye level electric oven and microwave. Space for American style fridge freezer. Integrated dishwasher. Fitted wine cooler. Ceramic flooring with underfloor heating. Plinth lighting. Inset spotlights. Part tiled walls. Double glazed window to side aspect. French doors to rear garden. Further door to utility room.

Utility Room
6'9 x 5'9 (2.06m x 1.75m)
Matching range of wall and base units. Worktop with ceramic sink bowl and mixer tap. Plumbing and space for washing machine and tumble dryer. Part tiled walls. Extractor fan. Inset spotlights.

Stairs from Ground to First Floor Landing:
Loft hatch (not inspected). Inset spotlights.

Bedroom 1
11'9 x 9'10 (3.58m x 3.00m)
Contemporary style radiator. Double glazed window to side aspect. Door to-

Luxury En-Suite Shower Room/WC
Low level WC with concealed cistern. Twin vanity unit with two wash hand basins, two mixer taps and drawers below. Waterfall shower with further handheld shower attachment. Tiled walls and flooring. Chrome heated towel rail. Extractor fan. Inset spotlights. Illuminated mirror. Frosted double glazed window.

Bedroom 2
10'10 x 9'1 (3.30m x 2.77m)
Contemporary style radiator. Wall lights. Double glazed window to front aspect.

Bedroom 3
10'8 x 7'11 (3.25m x 2.41m)
Wall lights. Double glazed window to front aspect.

Modern Bathroom/WC
Luxury white suite comprising of vanity unit with inset wash hand basin with chrome mixer tap. Low level WC with concealed cistern and built in cupboards. Panelled bath with waterfall showerhead, shower screen and mixer tap. Chrome heated towel rail. Inset spotlights. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

Outside
Rear Garden: The landscaped rear garden is mainly laid to patio with a canopied seating area, exterior lighting, power points and including wiring point for a hot tub. Gated side access.

Council Tax Band = B

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.