



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  2 Bathroom

Guide Price
£270,000 - £280,000



7 Carlton Road, Eastbourne, BN22 7EN

GUIDE PRICE £270,000 TO £280,000 CHAIN FREE

Located just yards from the picturesque Seafont and Redoubt Fortress, this bay fronted home is terraced and provides deceptively spacious accommodation and is being sold CHAIN FREE. Arranged with two double bedrooms and two receptions, there is a fitted kitchen and both a ground floor bathroom/wc and a first floor shower room/wc. In addition, there is a sun room off the kitchen and the walled rear garden enjoys a pleasant Southerly aspect. Modernisation and redecoration is required throughout but the house is conveniently located within close walking distance of shops, Seaside recreation ground, excellent bus links and the town centre amenities.

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Main Features

- Period Terraced House
- 2 Double Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Sun Room
- Ground Floor Bathroom/WC
- Shower Room/WC
- Patio Garden
- CHAIN FREE

Entrance

Frosted double glazed door to-

Vestibule

Inner door to-

Hallway

Radiator. Wood laminate flooring.

Sitting Room

13'4 x 12'0 (4.06m x 3.66m)

Radiator. Carpet. Fireplace surround with mantel above. Double glazed window to front aspect.

Dining Room

15'8 x 12'3 (4.78m x 3.73m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Kitchen

12'8 x 8'11 (3.86m x 2.72m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge and freezer. Range of wall mounted units. Radiator. Double glazed window to side aspect. Door to-

Sun Room

Window and doors to front and rear aspect.

Ground Floor Bathroom/WC

Suite comprising of panelled bath, pedestal wash hand basin and low level WC. Radiator. Two frosted double glazed windows.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

15'8 x 10'10 (4.78m x 3.30m)

Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

12'8 x 9'5 (3.86m x 2.87m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Wall mounted gas boiler. Airing cupboard. Frosted double glazed window.

Outside

The Southerly facing walled rear garden enjoys a pleasant aspect.

COUNCIL TAX BAND = C

EPC = D

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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.