



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

Guide Price
£280,000 - £285,000



39 Clarence Road, Eastbourne, BN22 8HG

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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