TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£285,000









8 Den Hill, Eastbourne, BN20 8SY

A three bedroom semi detached house located in Eastbourne's sought after Old Town, popular for its school catchments and convenient access to local amenities. Occupying an elevated position at the foot of the Downs, the property enjoys outstanding views across Eastbourne and along the coast as far as Hastings. Whilst it would benefit from some minor improvements, it offers an exciting opportunity to create a home tailored to your own tastes. The accommodation comprises an entrance porch, kitchen/dining room, a dual aspect lounge with patio doors to the rear garden, three first floor bedrooms and a bathroom. Outside, a tandem driveway provides parking for multiple vehicles, leading to a garage currently divided into storage and studio areas. The rear garden features lawn, patio and decked areas.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Kitchen/Dining Room
- Lounge
- Bathroom/WC
- Lawned Rear Garden
- Tandem Driveway
- Garage
- Sought After Old Town Location
- Popular For School Catchments & Local Amenities

Entrance
Double glazed front door to-

Porch
UPVC construction with double glazed windows. Inner door to-

Kitchen/Dining Room
17'1 x 8'4 (5.21m x 2.54m)
Fitted range of base units and surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under. Space and plumbing for washing machine. Column style radiator. Dual aspect room with double glazed windows to rear and side aspects. Double glazed door to side.

Lounge
16'10 x 11'6 (5.13m x 3.51m)
Exposed wooden floorboards. Radiator. Understairs storage cupboard. Dual aspect room with double glazed window to front aspect and double glazed patio doors leading to rear garden.

Stairs from Ground to First Floor Landing
Exposed wooden floorboards. Double glazed window to rear aspect.

Bedroom 1
10'0 x 9'11 (3.05m x 3.02m)
Radiator. Built-in wardrobes. Loft access hatch (not inspected). Double glazed window to front aspect.

Bedroom 2
10'2 x 8'7 (3.10m x 2.62m)
Radiator. Double glazed window to front aspect.

Bedroom 3
6'5 x 6'2 (1.96m x 1.88m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Pedestal wash hand basin. Low level WC with concealed cistern. Radiator.

Outside
Front Garden: Laid to lawn.
Rear Garden: Part laid to lawn with paved patio and decked areas, enclosed by fenced boundaries.

Parking
A tandem driveway provides off road parking for multiple vehicles and leads to the-

Garage
10'5 x 8'11 / 10'2 x 8'11 (3.18m x 2.72m / 3.10m x 2.72m)
Single garage with power and up and over door. Currently partitioned into two separate areas. Double glazed door and windows overlooking the rear garden.

COUNCIL TAX BAND = C

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.