



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£350,000



37A Channel View Road, Eastbourne, BN22 7LW

This three bedroom end of terrace house in Redoubt offers spacious and versatile living, featuring a dual aspect reception room with a bay-fronted sitting area and a dining space with patio doors leading to a beautiful rear garden. The property also includes a fitted kitchen that opens into a conservatory, as well as a convenient ground floor shower room. Outside, there is the added benefit of a driveway and garage. Upstairs, the home comprises three bedrooms, a family shower room and a separate WC. Ideally located in the popular Redoubt area, the property is close to Princes Park, the seafront, local bus routes and a range of amenities. It is also being sold CHAIN FREE, making it an attractive option for buyers looking for a smooth purchase.

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Main Features

	Entrance Double glazed front door to-
• End of Terrace House	Porch Double glazed windows. Inner door to-
• 3 Bedrooms	Hallway Radiator. Understairs cupboard.
• Lounge & Dining Room	Lounge 13'3 x 13'1 (4.04m x 3.99m) Radiator. Feature fireplace. Double glazed bay window to front aspect. Opening to-
• Ground Floor Shower Room/WC	Dining Room 11'2 x 9'3 (3.40m x 2.82m) Radiator. Double glazed patio doors to garden.
• Kitchen	Inner Hallway Double glazed back door. Door to garage.
• Conservatory	Ground Floor Shower Room/WC Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Double glazed window to rear aspect.
• First Floor Shower Room & Separate WC	Kitchen 11'4 x 8'0 (3.45m x 2.44m) Fitted range of base units, surrounding worktops with inset sink unit and mixer tap. Space and plumbing for washing machine and dishwasher. Space for cooker. Wall mounted boiler. Radiator. Double glazed window to side aspect. Door to-
• Lawn & Patio Rear Garden	Conservatory 9'5 x 6'1 (2.87m x 1.85m) UPVC and brick construction. Radiator. Double glazed windows. Double glazed door to garden.
• Driveway & Garage	Stairs from Ground to First Floor Landing Double cupboard. Loft access (not inspected).
• CHAIN FREE	Bedroom 1 13'1 x 9'9 (3.99m x 2.97m) Radiator. Double glazed window to front aspect.
	Bedroom 2 11'1 x 9'2 (3.38m x 2.79m) Radiator. Double glazed window to rear aspect.
	Bedroom 3 10'0 x 6'10 (3.05m x 2.08m) Radiator. Double glazed window to front aspect.
	Shower Room Shower cubicle. Pedestal wash hand basin. Radiator. Extractor fan. Double glazed window to rear aspect.
	Cloakroom Low level WC. Double glazed window to side aspect.
	Outside The rear garden is mainly laid to lawn with a large patio seating area adjoining the property that can be accessed via the conservatory, dining room and inner hallway. There is a variety of mature shrubs and plants.
	Parking A driveway to the front of the property provides off road parking and access to the-
	Garage 15'8 x 8'5 (4.78m x 2.57m) Up and over door. Light and power. Door to inner hallway.

COUNCIL TAX BAND = C

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