TOWN PROPERTY

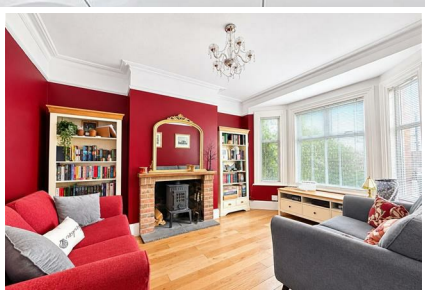
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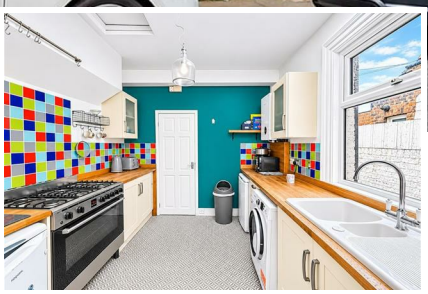
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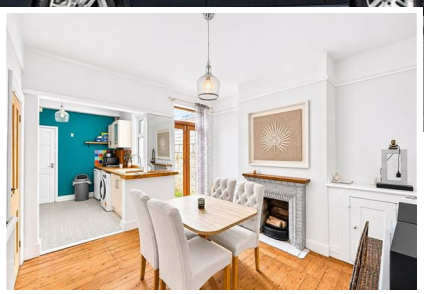
3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£275,000 - £285,000









25 Clarence Road, Eastbourne, BN22 8HH

*** GUIDE PRICE £275,000 - £285,000 ***

CHAIN FREE and offering spacious and versatile accommodation, this attractive three bedroom terraced home occupies a convenient position on Clarence Road, within easy reach of Eastbourne's excellent local amenities, schools and transport connections. Combining traditional character with practical living space, the property presents an excellent opportunity for families, first time buyers or those seeking an investment. The ground floor features two generously proportioned reception rooms, including a welcoming living room with an attractive feature fireplace and a separate dining room, ideal for both everyday living and entertaining, with direct access to the enclosed rear courtyard. The courtyard provides a private outdoor space, perfect for relaxing or al fresco dining. A fitted kitchen and spacious family bathroom, complete with a shower over the bath, complete the ground floor accommodation. To the first floor are three well proportioned bedrooms, providing flexible accommodation to suit a variety of needs, including those working from home. Further benefits include on street parking and a convenient location close to Eastbourne's shopping facilities, transport links and other local attractions. Offered to the market with no onward chain, this charming home presents an excellent opportunity for a variety of purchasers. Early viewing is highly recommended.

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Freehold

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Ground Floor Bathroom/WC
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance
Front door to-

Porch
Inner door to-

Hallway
Radiator. Stairs to first floor.

Lounge
14'1 x 10'9 (4.29m x 3.28m)
Radiator. Wood burner. Double glazed bay window to front aspect.

Dining Room
12'5 x 10'11 (3.78m x 3.33m)
Radiator. Feature fireplace. Understairs. Cupboard. Double glazed doors to garden.

Kitchen
9'4 x 9'1 (2.84m x 2.77m)
Range of wall and base units, surrounding oak worktops with inset one and a half bowl sink unit and mixer tap. Space for range cooker. Three undercounter spaces. Wall mounted boiler. Velux window. Double glazed window to side aspect. Door to-

Bathroom/WC
Panelled 'P' shaped bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected). Double glazed window to rear aspect.

Bedroom 1
11'11 x 8'6 (3.63m x 2.59m)
Radiator. Feature fireplace. Double glazed window to rear.

Bedroom 2
12'1 x 6'11 (3.68m x 2.11m)
Radiator. Feature fireplace. Double glazed window to front aspect.

Bedroom 3
8'5 x 6'6 (2.57m x 1.98m)
Radiator. Double glazed window to front aspect.

Outside
There is a paved courtyard garden with a shed to the rear of the property.

COUNCIL TAX BAND = B

EPC = D

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.