



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£255,000 - £265,000



3 Bedroom



3 Reception



1 Bathroom



30 Clarence Road, Eastbourne, BN22 8HG

****GUIDE PRICE £255,000-£265,000****

An extended period terraced house offering three double bedrooms and three reception rooms, with the added benefit of an outbuilding. The property features a ground floor bathroom, first floor WC, gas central heating, double glazing and neutral decoration throughout. Externally, there are courtyard style front and rear gardens. Offered vacant and chain free, the property provides excellent scope to create a well proportioned family home. Situated in the popular Seaside area, adjacent to Whitley Recreation Ground and within close proximity to the town centre, seafront, train station, school catchments and bus routes.

30 Clarence Road,
Eastbourne, BN22 8HG

Guide Price
£255,000 - £265,000

Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom/WC
- First Floor Cloakroom
- Patio Courtyard Garden
- Outbuilding
- CHAIN FREE

Entrance

Double glazed front door to-

Entrance Porch

Inner door to-

Hallway

Radiator. Stairs to the first floor.

Lounge

14'5 x 11'7 (4.39m x 3.53m)

Radiator. Double glazed bay window to front aspect.

Dining Room

12'1 x 12'0 (3.68m x 3.66m)

Radiator. Double glazed window to rear aspect.

Kitchen/Breakfast Room

15'0 x 8'8 (4.57m x 2.64m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Understairs cupboard.

Radiator. Double glazed windows to rear aspect. Double glazed door to garden.

Ground Floor Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Loft access (not included).

Bedroom 1

14'11 x 12'2 (4.55m x 3.71m)

Two radiators. Two double glazed windows to front aspect.

Bedroom 2

12'1 x 9'2 (3.68m x 2.79m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

10'7 x 7'3 (3.23m x 2.21m)

Airing cupboard. Double glazed window to rear aspect.

First Floor Cloakroom

Low level WC. Double glazed window.

Outside

To the rear there is a patio courtyard garden with walled boundaries.

Outbuilding

PVC and brick construction. Radiator. Double glazed windows to side and rear. Double glazed door to garden.

EPC = E

COUNCIL TAX BAND = B

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.