TOWN PROPERTY

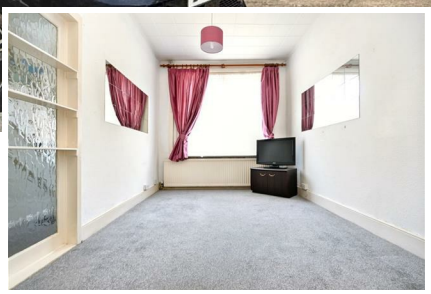
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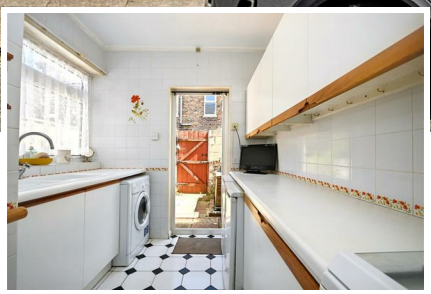
Freehold

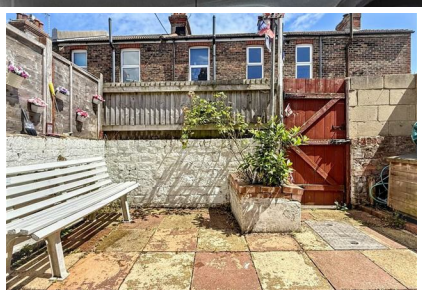
3 Bedroom | 1 Reception | 1 Bathroom

£225,000









68 Sydney Road, Eastbourne, BN22 8BJ

Located in a popular residential area just a short walk from Eastbourne town centre, this well presented three bedroom terraced house offers generous living space and superb convenience. The property features spacious accommodation throughout, including a bright and airy living/dining area and a well equipped kitchen. Upstairs, there are two well proportioned bedrooms and a wet room, a further double bedroom room is on the second floor, making this an ideal home for families, first time buyers or investors. Additional benefits include a private rear garden, gas central heating and double glazing. With excellent access to local shops, schools, public transport and Eastbourne's seafront, this home combines comfort with a fantastic location.

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Freehold

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£225,000

Main Features

- Terraced House
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen
- Wet Room/WC
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools, Transport Links & Seafront
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Carpet. Radiator. Stairs to first floor. Understairs cupboard. Cupboard housing gas boiler.

Lounge/Dining Room
10'10 x 8'11 / 10'9 x 8'10 (3.30m x 2.72m / 3.28m x 2.69m)
Carpet. Radiator. Fireplace with inset gas fire. Double glazed window to front and rear aspect.

Kitchen
14'6 x 7'5 (4.42m x 2.26m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Extractor hood. Space and plumbing for washing machine. Space for under counter fridge & freezer. Part tiled walls. Double glazed window to side aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing
Carpet. Double glazed window to front aspect.

Bedroom 2
10'11 x 8'10 (3.33m x 2.69m)
Carpet. Radiator. Built in wardrobe. Additional cupboard housing hot water cyclinder. Double glazed window to rear aspect.

Bedroom 3
10'10 x 7'3 (3.30m x 2.21m)
Carpet. Radiator. Double glazed window to front aspect.

Wet Room/WC
Wall mounted electric shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Double glazed window to rear aspect.

Stairs From First to Second Floor
Carpet.

Bedroom 1
11'11 x 11'11 (3.63m x 3.63m)
Carpet. Radiator. Eaves storage. Double glazed window to front aspect.

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

COUNCIL TAX BAND = B

EPC = E

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.