



01323 412200

TOWN PROPERTY

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£299,950



## 8 Churchdale Road, Eastbourne, BN22 8PS

An extremely well presented three bedroom terraced house that has undergone much improvement. Enviably situated in the Roselands within easy walking distance of local shops and the seafront the house benefits from a bay windowed lounge, a wonderful refitted open plan kitchen/dining room with integrated appliances and bifold doors that open onto a decked seating area. The first floor comprises of three double bedrooms and a refitted bathroom. The rear garden is laid to lawn and covered decking. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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## Main Features

- Terraced House
- 3 Bedrooms
- Bay Windowed Lounge
- Ground Floor Cloakroom
- Open Plan Kitchen/Dining Room
- Bathroom/WC
- Landscaped Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links

## Entrance

Double glazed front door to-

## Hallway

Radiator. Stairs to first floor. Understairs cupboard. Coved ceiling. Inset spotlights.

## Lounge

14'2 x 12'2 (4.32m x 3.71m )

Radiator. Corniced ceiling. Fitted base units and fixed shelving. Double glazed bay window to front aspect.

## Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap and tiled splashback.

## Refitted Kitchen/Dining Room

17'7 x 11'11 (5.36m x 3.63m)

Wonderful range of fitted high gloss wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Island unit with inset five ring gas hob with retractable extractor and cupboards and drawers below. Breakfast bar. Eye level electric oven. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine and tumble dryer. Inset spotlights. Skylight. Radiator. Bifold doors to garden.

## Stairs from Ground to First Floor Landing

Airing cupboard housing hot water cylinder.

## Bedroom 1

12'3 x 10'3 (3.73m x 3.12m)

Radiator. Picture rail. Double glazed window to rear aspect.

## Bedroom 2

12'4 x 9'11 (3.76m x 3.02m)

Radiator. Double glazed window to front aspect with views over playing fields.

## Bedroom 3

8'8 x 7'3 (2.64m x 2.21m)

Radiator. Double glazed window to front aspect.

## Bathroom/WC

White suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

## Outside

The wonderful rear garden has a large decked seating area with roof covering and steps down to a lawned area with a shed.

**COUNCIL TAX BAND = B**

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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.