TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £270,000 - £280,000

23 Western Road, Eastbourne, BN22 8HP

**GUIDE PRICE £270,000 - £280,000 **

Situated in a popular and convenient location, this well presented three bedroom mid terrace house offers bright, spacious accommodation with character features and modern touches - perfect for first time buyers, young families or investors. The ground floor begins with a welcoming bay fronted living room, filled with natural light and offers a cosy yet spacious setting for relaxing or entertaining. Beyond this, a separate dining area provides the ideal space for family meals or hosting guests. To the rear, a modern galley kitchen offers ample storage and worktop space, with direct access to a downstairs WC. Upstairs, the home offers two generously sized double bedrooms, a comfortable single bedroom and a stylish modern shower room, finished to a high standard. Externally, there is a private courtyard garden to the rear - ideal for low maintenance outdoor living and on street parking available to the front. This lovely home blends character and practicality in a well connected area, close to local shops, schools and transport links.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Cloakroom
- Shower Room/WC
- Courtyard Garden
- Double Glazing & Gas Central Heating

Entrance
UPVC door into-

Hallway
Radiator. Carpet. Understairs cupboard.

Lounge
15'0 x 10'9 (4.57m x 3.28m)
Wooden flooring. Feature fireplace with inset electric fire. Double glazed bay window to front aspect.

Dining Room
11'8 x 11'1 (3.56m x 3.38m)
Radiator. Wood flooring. Double glazed window to rear aspect.

Kitchen
12'4 x 8'0 (3.76m x 2.44m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for fridge freezer and cooker. Space and plumbing for washing machine. Two double glazed windows to side aspect. Double glazed door to garden. Door to-

WC
Low level WC. Pedestal wash hand basin. Wall mounted boiler. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Access to loft (not inspected).

Bedroom 1
14'4 x 11'11 (4.37m x 3.63m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
11'4 x 8'8 (3.45m x 2.64m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'0 x 6'2 (2.44m x 1.88m)
Radiator. Double glazed window to rear aspect.

Shower Room/WC
Corner shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Outside
There is a courtyard garden with a gate for rear access.

EPC = D

COUNCIL TAX BAND = B

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.