TOWN PROPERTY

01323 412200

Freehold

£235,000

3 Bedroom | 2 Reception | 1 Bathroom

11 Cade Street, Eastbourne, BN22 9HR

A CHAIN FREE 3 bedroom end of terraced house that is enviably situated within easy walking distance of local shops and near Hampden Parks Village with its mainline railway station. The house benefits from lounge with separate dining room, fitted kitchen with access to rear garden, 3 bedrooms, refitted shower room and separate cloakroom. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Main Features

- 3 Bedroom End Of Terrace House Located In The Popular Hampden Park
- Spacious Lounge With Separate Dining Room
- Fitted Kitchen With Access To Rear Garden
- 3 Well Proportioned Bedrooms
- Refitted Shower Room
- Separate Cloakroom
- Double Glazing & Gas Central Heating
- Conveniently Located Near Hampden Park Village & Railway Station
- Lawned Rear Garden With Shed
- CHAIN FREE

Entrance
Entrance door to -

Hallway
Radiator. Wood effect flooring. Understairs cupboard housing gas boiler. Stairs to first floor.

Lounge
15'0 x 12'2 (4.57m x 3.71m)
Radiator. Fitted gas fire. Coved ceiling. Double glazed window to front aspect. Archway to -

Dining Room
8'6 x 8'2 (2.59m x 2.49m)
Radiator. Coved ceiling. Double glazed window to rear aspect. Door to -

Double Aspect Fitted Kitchen
9'1 x 8'1 (2.77m x 2.46m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window and door to garden. Further double glazed window to side aspect.

Stairs from Ground to First Floor Landing:
Loft access (not inspected).

Bedroom 1
13'1 x 10'0 (3.99m x 3.05m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
10'0 x 9'11 (3.05m x 3.02m)
Radiator. Coved ceiling. Built-in wardrobe with fixed shelving. Double glazed window to rear aspect.

Bedroom 3
10'3 x 7'7 (3.12m x 2.31m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Modern Shower Room
Refitted white suite comprising shower cubicle. Vanity unit with inset wash hand basin with mixer tap and cupboard below. Tiled walls. Heated towel rail. Frosted double glazed window.

Separate Cloakroom
Low level WC. Tiled walls. Frosted double glazed window.

Outside
Rear Garden: Mainly laid to lawn with gated rear access and wooden shed.

Front Garden: Laid to lawn.

Council Tax Band = B

EPC = C

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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.