



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£350,000



5 Command Road, Eastbourne, BN20 8RA

An extended and much improved three bedroom semi detached house enviably situated in the Old Town. Occupying a good size plot with a sizeable rear garden the house benefits from a lounge, refitted kitchen/breakfast room and a versatile second reception room with direct access onto the garden. The ground floor also has a refitted bathroom. The first floor comprises of three double bedrooms the master having an En suite shower room, double glazing and gas central heating. To the front there is off road parking. Local shops can be found nearby on Albert Parade and the area is served by numerous schools catering for all ages. An internal inspection comes very highly recommended.

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Eastbourne, BN20 8RA

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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Bathroom/WC
- Lounge
- Kitchen/Breakfast Room
- Second Reception Room
- En Suite Shower Room/WC
- Lawned Rear Garden
- Close to Local Schools, Shops & Transport Links

Entrance

Front door to-

Hallway

Stairs to first floor. Wood effect flooring. Door to lounge. Door to-

Ground Floor Bathroom/WC

Refitted white suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap and cupboard below. Part tiled walls. Heated towel rail. Skylight. Inset spotlights.

Lounge

13'7 x 11'10 (4.14m x 3.61m)

Radiator. Wood effect flooring. Understairs cupboard. Fixed shelving. Built in cupboard. Double glazed window to front aspect.

Kitchen/Breakfast Room

17'0 x 7'7 (5.18m x 2.31m)

Fitted range of white base units, surrounding solid wood worktop with inset one and half bowl sink unit and mixer tap. Space for upright fridge freezer and range cooker with extractor above. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Island with breakfast bar, worktop and cupboards below. Part tiled walls. Wall mounted gas boiler. Double glazed window to rear aspect. Double glazed patio doors to garden. Door to-

Second Reception Room

11'5 x 9'2 (3.48m x 2.79m)

Wood effect flooring. Contemporary style radiator. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Double glazed window. Loft access (not inspected) but we have been advised by the vendors it is fully boarded and has a velux window.

Bedroom 1

12'4 x 8'9 (3.76m x 2.67m)

Radiator. Fitted wardrobe with mirrored sliding door. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Inset spotlight. Frosted double glazed window.

Bedroom 2

10'8 x 7'9 (3.25m x 2.36m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'8 x 7'7 (2.64m x 2.31m)

Radiator. Double glazed window to rear aspect.

Outside

The house occupies a wide plot with lawned gardens arrange to the rear. There is an area of patio and decking, mature trees and shrubs, outdoor lighting, a wooden shed and gated side access.

COUNCIL TAX BAND = B

EPC = D

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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.