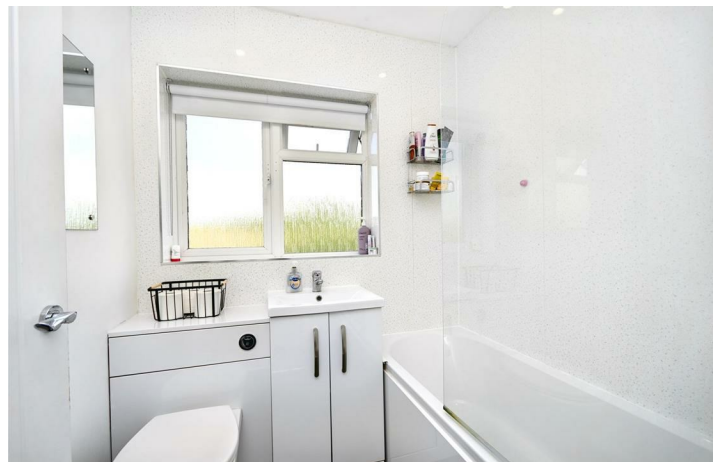


62 Seven Sisters Road,
Eastbourne, BN22 0NU

Offers In Excess Of
£450,000

Freehold



 4 Bedroom  3 Reception  2 Bathroom



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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.



TOWN PROPERTY



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Freehold

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 4 Bedroom  3 Reception  2 Bathroom



62 Seven Sisters Road, Eastbourne, BN22 0NU

An exceptionally presented four bedroom semi detached family home, substantially extended to the side and comprehensively renovated to a high specification. The ground floor offers a full length lounge, impressive modern kitchen/dining room opening onto the landscaped private rear garden, together with an additional reception room, utility room and ground floor WC created within the extension. Upstairs are four double bedrooms, including a principal bedroom with En-suite, plus a modern family bathroom. Outside, the property enjoys a private landscaped rear garden and a generous driveway to the front, with the added benefit of a garage En-bloc. Situated in the popular Lower Willingdon area, the property is close to a number of excellent schools and is ideally placed for access to the South Downs, with lovely views towards the Downs from the front of the property. A superb, versatile family home offering excellent space and a high quality finish throughout.

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Offers In Excess Of
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Main Features

- High Spec Four Bedroom Semi Detached House
- Substantial Two Storey Side Extension
- Immaculately Presented & Beautifully Renovated
- Full Length Lounge & Additional Reception Room
- Modern Kitchen/Diner Opening Onto Private Garden
- Utility Room & Ground Floor WC
- Principal Bedroom With En-Suite
- Modern Family Bathroom
- Driveway & Garage En-Bloc
- Popular Lower Willingdon Location Close To The South Downs

Entrance
Double glazed front door to-

Porch
7'10 x 4'9 (2.39m x 1.45m)
Tiled flooring. Radiator. Double glazed window to front aspect. Door to playroom. Opening to-

Hallway
Herringbone flooring. Stairs to first floor. Door to-

Lounge
14'1 x 13'4 (4.29m x 4.06m)
Radiator. Understairs cupboard. Herringbone flooring. Opening to-

Kitchen
16'6 x 8'6 (5.03m x 2.59m)
Fitted range of wall and base units, surrounding stone worktops with inset single drainer sink unit and mixer tap. Induction hob with electric oven under and extractor over. Integrated dishwasher and wine cooler. Space for upright fridge freezer. Herringbone flooring. Opening to-

Dining Area
15'7 x 7'9 (4.75m x 2.36m)
Radiator. Herringbone flooring. Double glazed windows. Double glazed patio doors to garden.

Reception Room/Playroom
15'10 x 8'8 (4.83m x 2.64m)
Radiator. Dual aspect with double glazed windows to front and side aspect. Door to-

Utility Room
8'5 x 7'8 (2.57m x 2.34m)
Fitted base unit and worktops. Space and plumbing for three undercounter appliances. Double glazed window to rear aspect. Double glazed door to garden. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Double glazed window.

Stairs from Ground to First Floor Landing
Double storage cupboard. Loft access (not inspected).

Bedroom 1
15'7 x 8'9 (4.75m x 2.67m)
Radiator. Loft access (not inspected). Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit under. Double glazed window to rear aspect.

Bedroom 2
11'1 x 10'2 (3.38m x 3.10m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
12'2 x 7'7 (3.71m x 2.31m)
Radiator. Storage cupboard over the stairs. Double glazed window to front aspect.

Bedroom 4
9'8 x 8'4 (2.95m x 2.54m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

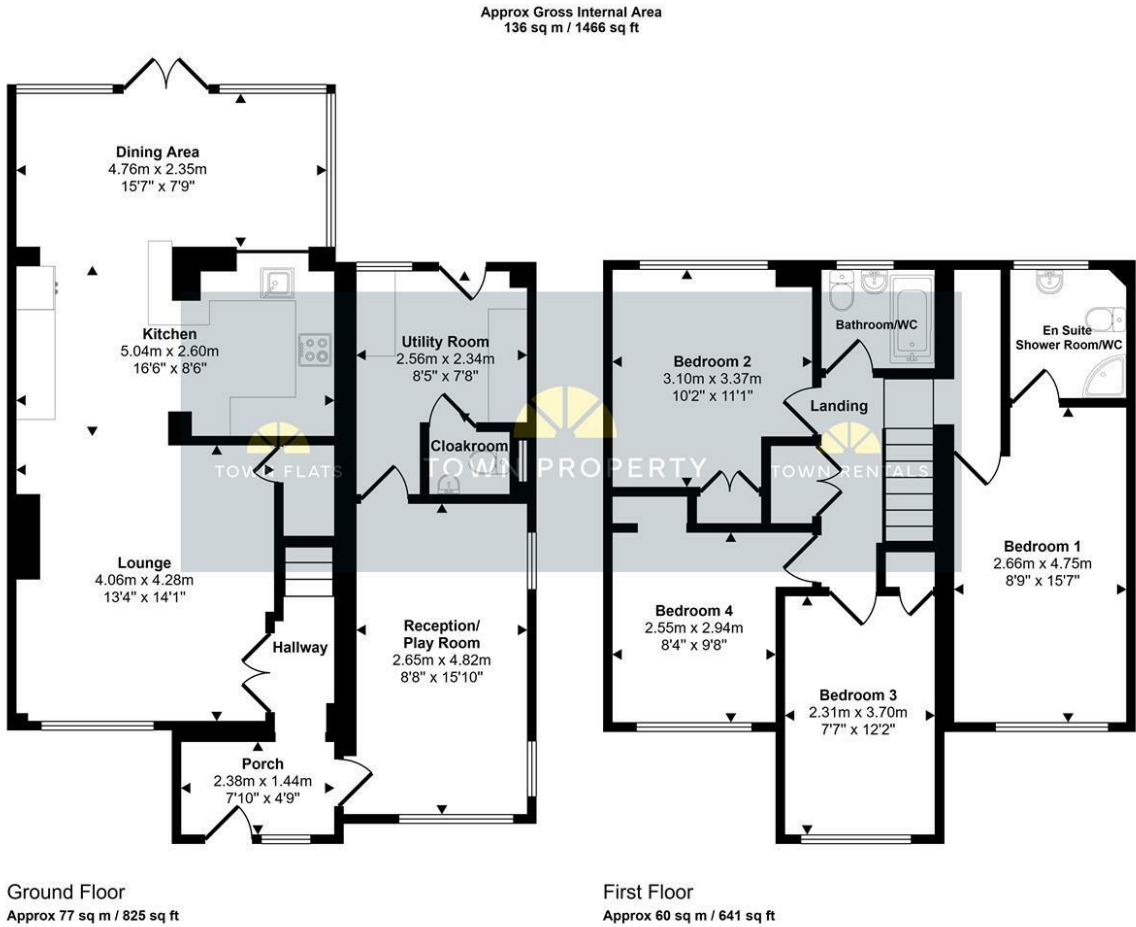
Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house, a further patio seating area at the rear and gated side access.

Parking
A brick laid driveway provides off road parking.

Garage
Located in nearby block with an up and over door.

COUNCIL TAX BAND = D
EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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