TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

£260,000









81 Dudley Road, Eastbourne, BN22 8HE

A chain free three bedroom end of terraced house enviably situated in Seaside within comfortable walking distance of the Town Centre and mainline railway station. Providing spacious and well proportioned accommodation the house benefits from two reception rooms, a fitted kitchen, ground floor wet room and utility room. The first floor comprises of three double bedrooms and a separate cloakroom. Further benefits include double glazing, gas central heating and patio garden to the rear of the property. An internal inspection is highly recommended.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility
- Wet Room/WC
- Cloakroom
- Patio Rear Garden
- Double Glazing & Gas Central Heating

Entrance
Door to-

Hallway
Radiator. Dado rail. Stairs to first floor.

Lounge
13'2 x 11'7 (4.01m x 3.53m)
Radiator. Feature fireplace with tiled surround. Double glazed window to front aspect.

Dining Room
14'11 x 11'7 (4.55m x 3.53m)
Radiator. Coved ceiling. Understairs cupboard. Feature fireplace. Double glazed window to rear aspect.

Kitchen
9'11 x 8'4 (3.02m x 2.54m)
Fitted range of lightwood wall and base units, worktop with inset single drainer sink unit and mixer tap. Cooker point with extractor hood above. Space for upright fridge freezer. Tiled walls. Double glazed window and door to side aspect. Sliding door to-

Utility Area
5'3 x 2'8 (1.60m x 0.81m)
Wall mounted gas boiler. Space and plumbing for washing machine. Frosted double glazed window. Door to-

Wet Room/WC
Shower with fixed seat. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Heated towel rail. Frosted double glazed window.

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

Bedroom 1
15'5 x 11'2 (4.70m x 3.40m)
Radiator. Feature fireplace. Two double glazed windows to front aspect.

Bedroom 2
12'0 x 11'11 (3.66m x 3.63m)
Radiator. Built in cupboard and overhead storage. Double glazed window to rear aspect.

Bedroom 3
10'10 x 10'2 (3.30m x 3.10m)
Radiator. Built in cupboard with fixed shelving. Feature fireplace. Double glazed window to rear aspect.

Cloakroom
Low level WC. Radiator. Frosted double glazed window.

Outside
The rear garden is laid to patio and concrete with a large wooden shed and gated side access.

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.