



**Sidley Road, Eastbourne BN22 7HB**

**welcome to**

## **Sidley Road, Eastbourne**

A well-presented, chain-free three bedroom end of terrace house close to Eastbourne seafront offering light and spacious accommodation throughout briefly comprising of; three reception rooms, downstairs cloakroom, three bedrooms, family bathroom and rear garden. Book a viewing today.



## Entrance Hall

Double glazed window to the front aspect. Door to the front aspect. Under stairs cupboard. Radiator.

## Lounge

12' 7" into recess x 13' 4" into bay ( 3.84m into recess x 4.06m into bay )

Double glazed bay window to the front aspect. Feature fire place. Radiator.

## Dining Room

12' 11" x 10' 5" into recess ( 3.94m x 3.17m into recess )

Double glazed window and door to the rear aspect.

Feature fire place. Radiator.

## Kitchen

9' 10" x 7' 6" ( 3.00m x 2.29m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Electric oven and hob with cooker hood above.

Space and plumbing for dish washer. Double glazed window to the rear and side aspect. Door leading to:

## Upvc Conservatory

7' x 7' 6" ( 2.13m x 2.29m )

Double glazed window to the rear and side aspect.

Space and plumbing for washing machine. Double glazed door to the rear aspect.

## Cloakroom

Double glazed window to the rear aspect. Low level W.C. Wash hand basin.

## First Floor Landing

Stairs leading from ground floor to first floor landing.

Double glazed window to the side aspect. Loft access. Cupboard.

## Bedroom 1

14' into bay x 10' 3" into recess ( 4.27m into bay x 3.12m into recess )

Double glazed bay window to the front aspect.

Feature fire place. Radiator.

## Bedroom 2

12' 11" x 9' 3" plus wardrobes ( 3.94m x 2.82m plus wardrobes )

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

## Bedroom 3

10' 10" max x 7' 9" ( 3.30m max x 2.36m )

Double glazed window to the front aspect. Built in wardrobes. Radiator.

## Bathroom

Comprising a bath with mixer taps and a walk in shower cubicle with over head shower attachment.

Low level W.C. Wash hand basin with vanity unit.

Heated towel rail. Double glazed window to the rear aspect.

## Rear Garden

Low maintenance patio rear garden with raised beds.

Garden shed.



Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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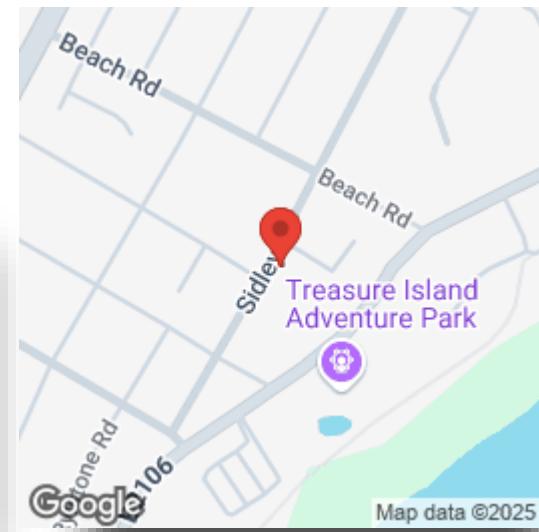
## Sidley Road, Eastbourne

- END OF TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO EASTBOURNE SEAFRONT
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £335,000



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