



01323 412200

TOWN PROPERTY

Freehold

 3 Bedroom  1 Reception  1 Bathroom

Guide Price  
£270,000 - £300,000



## 34 Reynolds Road, Eastbourne, BN23 7NW

\*\*\* GUIDE PRICE £270,000 - £290,000 \*\*\*

VIEWING HIGHLY RECOMMENDED, A Beautifully presented and lovingly maintained, this attractive three bedroom mid terrace home offers spacious and comfortable accommodation ideal for families and first-time buyers alike. The welcoming lounge is enhanced by a charming box bay window, creating a bright and inviting living space perfect for relaxing or entertaining. The property further benefits from a convenient ground floor cloakroom/WC and a well arranged layout throughout. To the rear, the private and secluded garden provides an excellent outdoor retreat, ideal for al fresco dining, children's play or simply unwinding in peaceful surroundings. Situated in a highly desirable location, the property falls within the catchment area for sought after schools, whilst excellent transport links and a variety of shopping facilities are all just a short walk away, making this a wonderfully convenient place to call home.

 [www.town-property.com](http://www.town-property.com)  [info@town-property.com](mailto:info@town-property.com)

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## Main Features

- Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge/Dining Room
- Bathroom/WC
- Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools & Transport Links

## Entrance

Double glazed front door to-

## Porch

Cupboard. Double glazed window. Inner door to-

## Hallway

Radiator. Stairs to first floor. Understairs storage area.

## Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Radiator. Double glazed window.

## Kitchen

Range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for appliances. Space for cooker. Extractor hood. Double glazed window to front aspect.

## Lounge/Dining Room

Two radiators. Double glazed box bay window to rear aspect. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Radiator. Airing cupboard. Loft access (not inspected).

## Bedroom 1

Radiator. Double glazed window to front aspect.

## Bedroom 2

Radiator. Cupboard. Double glazed window to rear aspect.

## Bedroom 3

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Panelled bath with wall mounted shower. Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

## Outside

The rear garden is laid to paving with a shed and gated rear access.

**COUNCIL TAX BAND = B**

**EPC = C**