



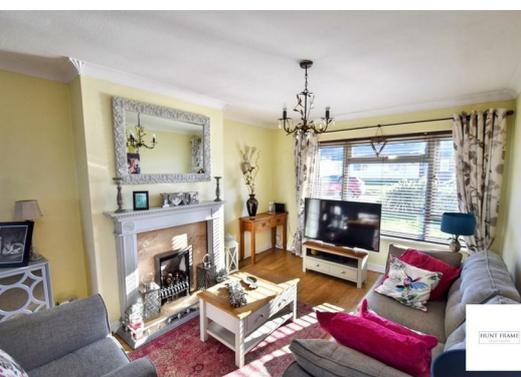
21 Seven Sisters Road, Eastbourne, BN22 0RF

Price Guide £300,000



POPULAR LOWER WILLINGDON - MID TERRACE FAMILY HOME with LOVELY LARGE GARDENS, a GARAGE and WELL PRESENTED THREE BEDROOM ACCOMMODATION. Benefiting from a SPACIOUS DOUBLE RECEPTION ROOM, MODERN KITCHEN and FAMILY BATHROOM. Terrace, Lawns and SOUTH DOWNS VIEWS to the rear. HIGHLY RECOMMENDED.

Situated in the highly sought after Willingdon area of Eastbourne, enviably located within easy reach to an excellent choice of local stores, amenities and well regarded schools. The property is also convenient for road or public transport via bus into central Eastbourne, with its excellent variety of big name stores, retail, restaurants and entertainment, as well as its glorious Victorian seafront.



ENTRANCE

UPVC glazed entrance door with matching glazed panel to the side, access into the hallway.

HALLWAY

Wood effect laminate flooring, radiator with ornamental cover, staircase rising to the first floor, under stairs storage cupboard. Wooden glazed doors to double reception and kitchen.

SITTING/DINING ROOMS

Double reception with sitting and dining areas, UPVC double glazed windows to the front aspect with sliding UPVC double glazed patio doors overlooking and giving access to the rear gardens. Radiator with ornamental cover, wood effect laminate flooring, feature fireplace with ornate surround, mantle and hearth with a matching inset with coal effect fire, serving hatch to the kitchen.

KITCHEN

Fitted with a modern range of floor standing and wall mounted units with complementary roll edge worktops, mosaic tiled splashbacks, inset one and a half bowl sink unit with mixer tap and drainer, electric single oven with a four gas hob and canopied stainless steel extractor above, plumbing and space for a washing machine, under counter appliance spaces, double glazed window and matching door to the rear, overlooking and giving access to the terrace and gardens.

FIRST FLOOR LANDING

Staircase rising to the first floor landing with loft access and a storage cupboard, doors off to the three bedrooms and family bathroom.

BEDROOM 1

UPVC double glazed windows to the front elevation, space for freestanding furniture.

BEDROOM 2

UPVC double glazed windows overlooking the rear elevation with views over the gardens and across to the South Downs, wood effect laminate flooring, radiator.

BEDROOM 3

UPVC double glazed window to the front aspect, storage cupboard over the stairwell which houses the wall mounted Glow-Worm boiler.

FAMILY BATHROOM

Comprising of panelled bath with shower attachment over and A folding shower screen, pedestal wash hand basin set in a vanity unit with cupboards and drawer, low-level WC, radiator with ornamental cover, fully tiled walls, wood effect flooring, ceiling lighting, UPVC double glazed patterned window to the rear aspect.

REAR GARDENS

Extensive rear garden, initially having a paved patio which leads to the first area of lawn with fenced boundaries and ornamental borders, the second area of lawn is to the rear of the property, with access to the garage and driveway, distant views of the South Downs.

GARAGE

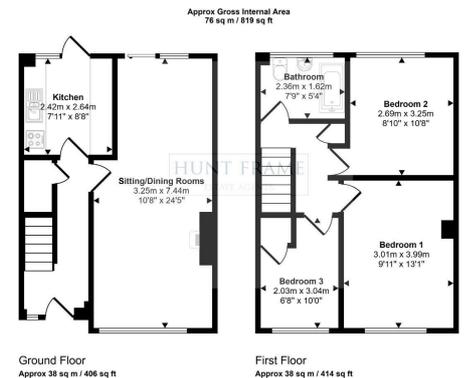
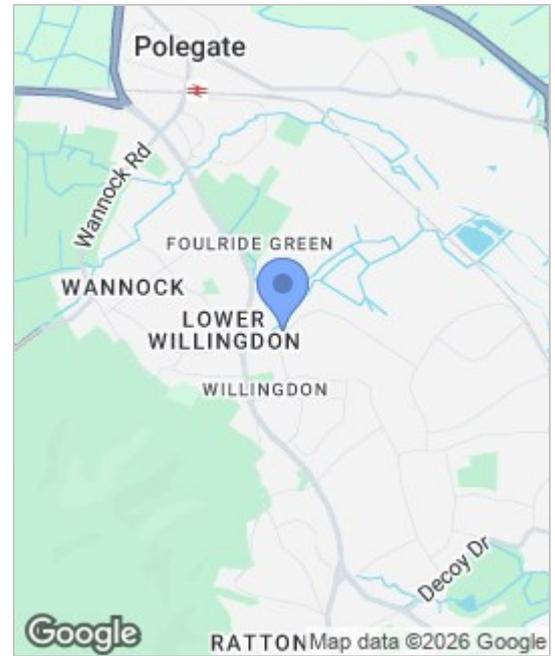
Situated to the rear of the property, accessed via a driveway at the end of the terrace with an up and over door to the front, pedestrian access to the rear gardens.

FRONT GARDENS

Laid to lawn, displays borders, pathway to the main entrance.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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