

31 Seaford Road, Eastbourne, BN22 7JG

Freehold

£325,000



3 Bedroom 2 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.



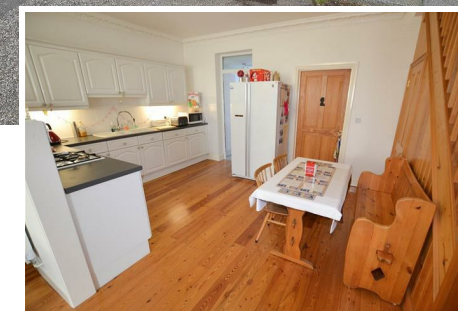
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Enviably located in the Redoubt area of Eastbourne this attractive bay fronted terrace house has been subject to much improvement by the current vendors including the addition of a ground floor bedroom and wet room allowing for wheelchair access. Other benefits include, 27' (approx) lounge/kitchen diner, spacious utility room with lantern roof light and double doors to rear garden. Upstairs there are two spacious bedrooms and a bathroom with a separate shower. Viewing considered essential to appreciate the accommodation this home has to offer.

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Main Features

- Terraced House
- 2/3 Bedrooms
- Open Plan Lounge/Kitchen & Breakfast Room
- Ground Floor Bedroom 3 / Study
- Ground Floor Wet Room
- Utility Room
- Spacious Bath & Shower Room
- Rear Decked Garden

Entrance
Double glazed front door to Open Plan Lounge & Kitchen/Breakfast Room.

Lounge Area
17'02 into bay x 15'11 (5.23m into bay x 4.85m)
Double glazed bay window to front aspect. Radiator. Thermostat for gas central heating. Opening to-

Kitchen/Breakfast Room
14'06 x 11'08 (4.42m x 3.56m)
Having a range of wall and base units comprising of one and a half bowl single drainer sink unit with mixer tap over. Integrated dishwasher. Four ring burner gas hob with electric oven under. Area for table and chairs. Understairs storage cupboard. Stairs rising to first floor landing. Door to-

Ground Floor Bedroom/Study
10'05 x 9'05 (3.18m x 2.87m)
Double glazed window to side aspect. Radiator. Door to-

Wet Room
Wall mounted shower. Low level WC. Wall mounted wash hand basin. Towel radiator. Double glazed window to rear.

From Kitchen Further Door To-

Utility Room
20'04 x 5'04 (6.20m x 1.63m)
Having a range of wall and base units with space for washing machine. Two radiators. Tiled flooring. Two lantern style windows and double doors to rear garden.

Stairs from Ground to First Floor Landing:
Access to loft (not inspected). Radiator.

Bedroom 1
17'05 x 11'10 (5.31m x 3.61m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
11'11 x 11'07 (3.63m x 3.53m)
Radiator. Double glazed windows to rear aspect.

Spacious Bath & Shower Room
Having a white suite comprising of low level WC. Pedestal wash hand basin. Panelled bath. Corner shower unit. Double glazed window to rear.

Outside
Rear Garden - Laid to decking with raised flower bed. Timber framed shed with power and light. Outside lighting.

EPC = D.