TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£325,000 - £335,000









97 Channel View Road, Eastbourne, BN22 7LL

*** GUIDE PRICE £325,000 - £335,000***

This beautifully presented three bedroom period terraced house enjoys a truly exceptional position, backing directly onto Princes Park and its picturesque pond, offering some of the finest views available. Located on the far side of the ever popular Redoubt area, the property is just a stone's throw from the beach and perfectly placed for enjoying both coastal and parkland surroundings. The accommodation comprises an entrance porch leading into a welcoming hallway, a bay fronted sitting room, a separate dining room, a fitted kitchen and a bright conservatory overlooking the generous rear garden. Upstairs, there are three well proportioned bedrooms, with the smallest bedroom benefiting from a balcony that has views along Channel View Road to the sea. A modern bathroom completes the first floor accommodation. The property is neutrally decorated throughout and presented to an excellent standard, making it ready to move straight into. Further benefits include double glazing and gas central heating throughout and a newly installed Worcester Bosch boiler (March 2026) with a 5 year warranty. Offered chain free, this is a rare opportunity to acquire a home in such a sought after and scenic location.

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Main Features

- Period Terraced House
- 3 Bedrooms
- Lounge & Dining Room
- Kitchen
- Conservatory
- Bathroom/WC
- Lawn & Patio Rear Garden
- Newly Installed Boiler (March 2026) With A 5 Year Warranty
- Wonderful Views Over Princes Park
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Porch
Double glazed windows. Inner double glazed door to-

Hallway
Radiator. Understairs cupboard.

Lounge
13'4 x 13'0 (4.06m x 3.96m)
Radiator. Feature fireplace. Double glazed bay window to front aspect.

Dining Room
18'11 x 12'3 (5.77m x 3.73m)
Two radiators. Sash window to rear aspect. Door to conservatory.

Kitchen
14'6 x 6'5 (4.42m x 1.96m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed windows to rear and side aspect. Door to-

Conservatory
11'8 x 6'1 (3.56m x 1.85m)
Brick and timber construction. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
12'6 x 12'4 (3.81m x 3.76m)
Radiator. Built in wardrobe. Feature fireplace. Two double glazed windows to rear aspect.

Bedroom 2
13'9 x 11'0 (4.19m x 3.35m)
Radiator. Feature fireplace. Double glazed bay window to front aspect.

Bedroom 3
7'6 x 6'9 (2.29m x 2.06m)
Radiator. Double glazed door to balcony.

Bathroom/WC
P shaped bath with shower screen and shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with a shed, gated rear access and views over Princes Park and pond.

COUNCIL TAX BAND = C

EPC = C

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.