

75 Broad Road,
Eastbourne, BN20 9QT

Freehold

Guide Price
£390,000 - £400,000



3 Bedroom 2 Reception 1 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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Just yards from Willingdon School and the Triangle shops, this lovely semi detached family home is both bay fronted and semi detached. Having been extended, the property boasts three bedrooms, two receptions and a double glazed conservatory. In addition, there is a generous kitchen/breakfast room which opens onto lawned and decking gardens which extend to approximately 100' in length. Further benefits include a cloakroom and a bath & shower room/wc with off street parking to the front. There is a bar/shed in the rear garden where access is also gained to a single garage (access via Farmlands Close). Polegate high street shops and the mainline railway station are also within half a mile distant and the property is being sold CHAIN FREE.

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Main Features	Entrance	Bedroom 3
- Semi Detached House 3 Bedrooms - Cloakroom - Sitting Room - Dining Room - Double Glazed Conservatory - Kitchen/Breakfast Room - Bath and Shower Room/WC - Approx. 100' rear garden with Shed/Bar, Garage and Driveway - CHAIN FREE	Frosted double glazed door to porch, doorway to- Entrance Hallway Radiator, understairs cupboard and wood laminate flooring. Cloakroom Low Level WC, pedestal wash basin with mixer tap, radiator and frosted double glazed window. Sitting Room 14'1 x 12'2 (4.29m x 3.71m) Radiator, wood laminate flooring, double glazed window to front aspect with views to South Downs. Dining Room 14'10 x 10'9 (4.52m x 3.28m) Wood laminate flooring, radiator, double glazed door to rear aspect, brick fireplace with mantel above and space for wood burner. Double Glazed Conservatory 12'3 x 8'3 (3.73m x 2.51m) Wood laminate flooring, radiator, double glazed window to rear aspect and double glazed double door to rear. Doorway to- Kitchen/Breakfast Room 21'1 x 8'1 (6.43m x 2.46m) Range of units comprising of butlers sink with mixer tap and surrounding worksurfaces with cupboards and drawers under and range of wall mounted units. Inset 5 ring gas hob and electric double oven under and space for fridge freezer. Space and plumbing for washing machine and breakfast bar. Radiator, wood laminate flooring. Double glazed window to side aspect, double glazed door to side aspect and double glazed double door to rear aspect. Stairs from Ground to First Floor Landing Access to loft with ladder (not inspected). Cupboard housing gas boiler and double glazed window to side aspect. Bedroom 1 14'7 x 9'9 (4.45m x 2.97m) Radiator, carpet, built in wardrobe, double glazed window to front aspect with views to South Downs. Bedroom 2 12'0 x 10'1 (3.66m x 3.07m) Radiator, built in wardrobe, carpet and double glazed window to rear aspect.	7'8 x 6'11 (2.34m x 2.11m) Radiator, carpet and double glazed window to rear aspect. Bath and Shower Room/WC Panelled bath with mixer tap and shower attachment, shower cubicle with wall mounted shower, pedestal wash basin with mixer tap, low level WC, tiled flooring and fully tiled walls, radiator and double glazed frosted window. Outside The rear garden extends to approximately 100' in length and is laid to lawn and decking. A bar/ shed is also included. Shed/Bar 16'74 x 7'48 (4.88m x 2.13m) Double glazed door to front and side access from garden. Parking There is off street parking to the front and a driveway to the side. Garage 17'90 x 10'02 (5.18m x 3.10m) Up and over door and access from Farmlands Close. Council Tax Band = D EPC = D