



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£280,000 - £290,000



3 Bedroom



2 Reception



1 Bathroom



24 Eshton Road, Eastbourne, BN22 7ES

*** GUIDE PRICE £260,000-£280,000 ***

Welcome to this characterful three bedroom mid terrace home, proudly standing out on Eshton Road with its distinctive pink façade. Perfectly blending traditional charm with modern practicality, this delightful property offers generous living space both inside and out. Step inside to a bright bay fronted sitting room, ideal for relaxing or entertaining, complemented by a separate dining room that provides a versatile space for family meals or home working. To the rear, you'll find a large kitchen with plenty of worktop and storage space, a handy laundry area and access to the downstairs bathroom. An additional utility room off the kitchen opens out to a low maintenance courtyard garden, finished with artificial grass for year-round greenery and ease. Upstairs, the property offers two well proportioned double bedrooms, a comfortable single bedroom and a useful storage cupboard on the landing. Located in a popular residential area with on street parking.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Ground Floor Bathroom/WC
- Utility/Lean To
- Courtyard Garden
- Double Glazing & Gas Central Heating & Solar Panels
- Close to Local Shops, Transport Links and Eastbourne Seafront

Entrance

UPVC front door into-

Hallway

Radiator.

Lounge

13'3 x 10'9 (4.04m x 3.28m)

Radiator. Laminate flooring. Feature fireplace with inset gas fire. Double glazed window to front aspect.

Dining Room

11'3 x 10'11 (3.43m x 3.33m)

Radiator. Laminate flooring. Understairs cupboard. Double glazed window to rear aspect.

Kitchen

11'8 x 8'3 (3.56m x 2.51m)

Fitted range of wall and base units with surround worktops. Double farmhouse sink with gold mixer tap. Space for cooker. Space for fridge freezer. Laminate flooring. Two windows to side aspect. Door to-

Bathroom/WC

Panelled bath with shower over. Low level WC. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Heated towel rail. Double glazed window to side aspect.

Utility/Lean To

11'4 x 4'6 (3.45m x 1.37m)

Space and plumbing for undercounter appliances. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

Bedroom 1

14'5 x 11'1 (4.39m x 3.38m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

11'1 x 8'10 (3.38m x 2.69m)

Radiator. Laminate flooring. Fitted wardrobe with mirrored doors. Further fitted cupboard with fixed shelving. Double glazed window to rear aspect.

Bedroom 3

8'11 x 8'7 (2.72m x 2.62m)

Radiator. Carpet. Double glazed window to rear aspect.

Outside

The rear garden is laid to artificial lawn with an area of decking.

AGENTS NOTE:

The solar panels are privately owned. Income generated annually from the solar panels.

EPC = C

COUNCIL TAX BAND = C

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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.