TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1/2 Reception | 2 Bathroom

Guide Price
£400,000 - £415,000









17 Bracken Road, Eastbourne, BN20 8SJ

*** GUIDE PRICE £400,000 - £415,000 ***
Located in the ever-popular Old Town area of Eastbourne, this spacious and thoughtfully extended three double bedroom detached house offers exceptional versatility and comfortable family living. Ideally positioned close to highly regarded schools, Albert parade shops and transport links, the property is perfectly suited to families seeking convenience and space. The generous accommodation includes a large kitchen/breakfast room, a bright well proportioned lounge that opens to an extended dining area enhanced by velux windows that flood the space with light. All three bedrooms are well sized and the layout provides potential for easy conversion into a four bedroom home. Externally the property features a private rear garden, brick built shed along with off road parking and garage. The property is being offered CHAIN FREE.

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Main Features

- Detached House
- 3 Bedrooms
- Lounge
- Dining Area
- Kitchen/Breakfast Room
- Bath & Shower Room/WC
- Shower Room/WC
- Lawn & Patio Rear Garden
- Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Understairs cupboard. Stairs to first floor. Double glazed windows to front and side aspects.

Lounge
17'5 x 11'11 (5.31m x 3.63m)
Radiator. Storage cupboard. Double glazed french doors to front aspect.

Dining Area
13'5 x 9'6 (4.09m x 2.90m)
Radiator. Velux windows. Double glazed windows to rear and side aspects.

Kitchen/Breakfast Room
19'3 x 10'1 (5.87m x 3.07m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Part tiled walls. Cupboard housing boiler. Radiator. Vinyl tiled flooring. Double glazed windows to rear and side aspects. Double glazed door to garden.

Ground Floor Bath & Shower Room/WC
White suite comprising of panelled bath and double shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Tiled flooring. Fully tiled walls. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Radiator. Double glazed window to side aspect.

Bedroom 1
17'0 x 12'7 (5.18m x 3.84m)
Radiator. Double glazed window to front and rear aspect.

Bedroom 2
16'10 x 7'4 (5.13m x 2.24m)
Radiator. Loft hatch (not inspected). Double glazed windows to front and rear aspects.

Bedroom 3
10'3 x 9'11 (3.12m x 3.02m)
Radiator. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio. There is a brick built shed with light and power.

Garage
There is a garage located in a nearby block.

Parking
There is parking in front of the garage.

COUNCIL TAX BAND = C

EPC = D

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.