TOWN PROPERTY

01323 412200

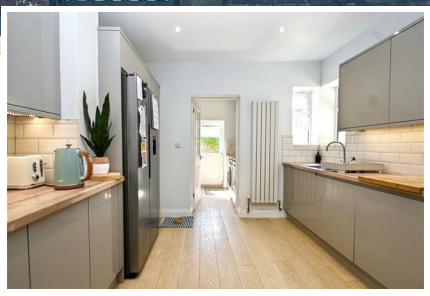
Freehold

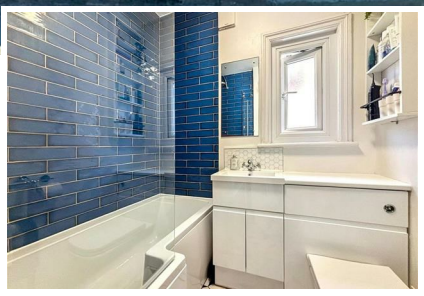
4 Bedroom | 2 Reception | 1 Bathroom

£315,000









19 Whitley Road, Eastbourne, BN22 8NH

An extremely well presented four bedroom extended terraced house that has undergone much improvement by the current vendors. Enviably situated on the Seaside/Roseland borders within comfortable walking distance of local shops and the Seafront the house provides spacious and well proportioned accommodation. Benefits include two reception rooms, a wonderful fitted kitchen with separate utility room and a ground floor cloakroom. The first floor has four bedrooms, a refitted bathroom and a permanent staircase to a loft room. The area is served by schools catering for all ages and Eastbourne Town Centre with its mainline railway station is also nearby. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 4 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility Room & Ground Floor Cloakroom
- Modern Bathroom/WC
- Study & Loft Room
- Courtyard Rear Garden
- Close to Local Schools, Shops & Transport Links

Entrance
Double glazed front door to-

Lobby
Corniced ceiling. Inner door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard.

Lounge
13'10 x12'3 (4.22m x3.73m)
Radiator. Wood effect flooring. Coved ceiling. Wonderful fireplace with tiled surround and heart. Double glazed bay window to front aspect.

Dining Room
11'5 x 10'2 (3.48m x 3.10m)
Radiator. Wood effect flooring. Coved ceiling. Double glazed window to rear aspect.

Kitchen
12'7 x 10'2 (3.84m x 3.10m)
Wonderful range of fitted high gloss wall and base units, surrounding worktop with inset sink unit and mixer tap. Four ring gas hob with extractor over. Eye level double oven. Space for upright fridge freezer. Wood effect flooring. Part tiled walls. Inset spotlights. Radiator. Double glazed window. Door to-

Utility Room
6'4 x 4'9 (1.93m x 1.45m)
Matching range of wall and base units, worktop with space and plumbing for washing machine and tumble dryer below. Undercounter wine cooler. Inset spotlights Double glazed door to garden. Door to-

Ground Floor Cloakroom
Low level WC. Tiled walls and flooring. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Bedroom 1
14'5 x 10'8 (4.39m x 3.25m)
Radiator. Coved ceiling. Feature fireplace with tiled surround. Double glazed bay window to front aspect.

Bedroom 2
11'5 x 8'9 (3.48m x 2.67m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 3
9'5 x 8'9 (2.87m x 2.67m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 4
8'4 x 4'9 (2.54m x 1.45m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
Luxury white suite comprising of panelled bath with shower screen and shower with waterfall shower head. Vanity unit with inset wash hand basin and mixer tap and cupboard below. Low level WC with concealed cistern. Heated towel rail. Part tiled walls. Frosted double glazed window.

Stairs from First Floor Landing to-

Loft Room
Two skylights. Radiator. Eaves storage.

Outside
The enclosed courtyard garden is laid to patio and artificial lawn with gated rear access.

COUNCIL TAX BAND = B

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.