



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £300,000



## 10 Reynolds Road, Eastbourne, BN23 7NW

A well presented three bedroom mid terrace house, ideally suited for families, first time buyers or investors. The property has been improved by the current owner and benefits from an updated kitchen and modern shower room. The accommodation comprises an entrance hallway, a bright and spacious living/dining room and a contemporary fitted kitchen on the ground floor. Upstairs offers three well proportioned bedrooms and a modern shower room. Externally, the property enjoys a private rear garden, ideal for relaxing or entertaining. A garage en bloc is also included, providing useful storage or secure parking. Conveniently located close to sought after schools, local shopping facilities and a range of everyday amenities, this home offers a great balance of comfort and practicality in a popular residential setting.

10 Reynolds Road,  
Eastbourne, BN23 7NW

£300,000

## Main Features

- Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge/Dining Room
- Shower Room/WC
- Lawn & Patio Rear Garden
- Garage in Nearby Block
- Double Glazing & Gas Central Heating Throughout

### Entrance

Double glazed front door to-

### Porch

Double glazed window. Cupboard housing tumble dryer. Inner door to-

### Hallway

Radiator. Stairs to first floor. Storage cupboard.

### Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

### Kitchen

10'11 x 9'7 (3.33m x 2.92m)

Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven with integrated microwave above. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Under cupboard lighting. Double glazed window to front aspect.

### Lounge

15'6 x 14'6 (4.72m x 4.42m)

Two radiators. Double glazed window to rear aspect. Double glazed patio doors to garden.

### Stairs from Ground to First Floor Landing

Radiator. Airing cupboard. Loft access (not inspected).

### Bedroom 1

12'1 x 7'9 (3.68m x 2.36m)

Radiator. Built in wardrobe with mirrored sliding doors. Double glazed window to front aspect.

### Bedroom 2

10'4 x 8'10 (3.15m x 2.69m)

Radiator. Built in storage. Double glazed window to rear aspect.

### Bedroom 3

10'6 x 6'8 (3.20m x 2.03m)

Radiator. Double glazed window to rear aspect.

### Shower Room/WC

Large shower enclosure. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Frosted double glazed window.

### Outside

The rear garden is laid to lawn and patio.

### Garage

Garage located in a nearby block.

**COUNCIL TAX BAND = B**