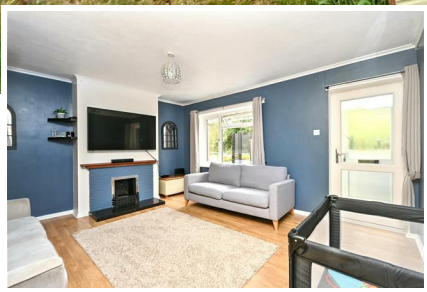
TOWN PROPERTY

01323 412200

Freehold

4 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£280,000 - £300,000



35 Tugwell Road, Eastbourne, BN22 9LH

*** GUIDE PRICE £280,000 - £300,000 ***
A substantial and much improved family home, spanning three floors and comprising of four bedrooms, two bathrooms and a full width modern kitchen/dining room across the back and a full width sitting room at the front. There is an entrance porch to the front and a utility room to the rear. The first floor offers three generous bedrooms and a family bathroom and the second floor offers the master bedroom and an En-suite. Further benefits include enclosed and low maintenance front and rear gardens, gas central heating and double glazing. Situated in Hampden Park, close to local amenities, bus routes, the mainline railway station and much more.

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Freehold

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Main Features

- Modern Terrace House
- 4 Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- En Suite Shower Room to Master Bedroom
- Family Bathroom/WC
- Decked Rear Garden
- Close to Local Shops, Schools & Transport Links

Entrance
Double glazed front door to-

Porch
4'11 x 3'1 (1.50m x 0.94m)
Double glazed windows. Inner double glazed door to-

Lounge
14'8 x 13'10 (4.47m x 4.22m)
Radiator. Feature fireplace. Stairs to first floor. Double glazed window to front aspect. Door to-

Kitchen/Dining Room
14'6 x 13'9 (4.42m x 4.19m)
Fitted range of wall and base units, surrounding worktop with inset electric hob and single drainer sink unit and mixer tap. Integrated microwave and wine cooler. Space and plumbing for dishwasher and fridge freezer. Radiator. Double glazed windows to rear aspect. Double glazed patio doors to garden. Door to-

Utility Room
6'1 x 5'8 (1.85m x 1.73m)
Worktop with single drainer sink unit and mixer tap. Space for washing machine and tumble dryer. Wall mounter boiler. Double glazed windows to rear and side aspects. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 2
10'6 x 9'4 (3.20m x 2.84m)
Radiator. Double glazed window to rear aspect

Bedroom 3
10'11 x 8'2 (3.33m x 2.49m)
Radiator. Double glazed window to front aspect.

Bedroom 4
7'10 x 6'1 (2.39m x 1.85m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

Stairs from First to Second Floor

Master Bedroom
21'5 x 12'7 (6.53m x 3.84m)
Radiator. Large walk in storage area. Double glazed window to rear aspect. Double glazed velux window to front aspect. Door to-

En Suite 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 front garden is laid to lawn with a pathway to the front door.
The rear garden is laid to decking with a covered area adjoining the house and gated rear access.

COUNCIL TAX BAND = B

EPC = 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.