



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£270,000-£290,000



4 Bedroom



1 Reception



2 Bathroom



## 21 Coastguard Square, Addingham Road, Eastbourne, BN22 7DU

\*\*\* GUIDE PRICE £270,000 to £280,000\*\*

A CHAIN FREE townhouse enviably situated in the Redoubt, yards from Eastbourne picturesque seafront. Arranged over 3 floors the house provides spacious and well proportioned accommodation comprising of 4 bedrooms, lounge/dining room with patio doors to the SUN BALCONY, fitted kitchen/dining room, ground floor shower room/WC and separate family bathroom/WC. The rear garden is laid to patio and to the front there is off road parking and an integral garage. Nearby shops can be found in Seaside and the glorious Princes Park is also within comfortable walking distance. An internal inspection comes highly recommended.

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Addingham Road,  
Eastbourne, BN22 7DU

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## Main Features

- Spacious Townhouse Ideally Located In The Redoubt Area Just Yards From Eastbourne Seafront
- 4 Bedrooms
- Ground Floor Shower Room/WC
- Fitted Kitchen/Breakfast Room
- Lounge
- Sun Balcony With Views Towards The Sea
- Family Bathroom/WC
- Patio Rear Garden
- Off Road Parking Leading To Integral Garage
- CHAIN FREE

### Entrance Porch

Private entrance door. Tiled floor. Further door to -

### Hallway

Coved ceiling. Stairs to first floor landing. Door to garage.

### Ground Floor Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Tiled floor. Part tiled walls. Extractor fan.

### Fitted Kitchen/Dining Room

16'2 x 9'0 (4.93m x 2.74m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric double oven. Extractor cooker hood. Cupboard housing electric boiler. Double glazed windows and door to garden.

### Stairs from Ground to First Floor Landing:

Airing cupboard housing hot water cylinder.

### Lounge

16'2 x 11'9 (4.93m x 3.58m )

Coved ceiling. Ceiling fan. Double glazed patio doors to -

### Sun Balcony

10'8 x 3'8 (3.25m x 1.12m )

With views towards the sea.

### Bedroom 1

13'10 x 8'11 (4.22m x 2.72m )

Built-in wardrobe. Double glazed window.

### Stairs from First to Second Floor Landing:

Loft access (not inspected).

### Bedroom 2

12'1 x 9'5 (3.68m x 2.87m )

Built-in wardrobe. Coved ceiling. Double glazed window to front aspect.

### Bedroom 3

11'1 x 9'5 (3.38m x 2.87m )

Fitted double wardrobe. Coved ceiling. Double glazed window to rear aspect.

### Bedroom 4

7'11 x 6'1 (2.41m x 1.85m)

Coved ceiling. Double glazed window to front aspect.

### Bathroom/WC

Coloured suite comprising panelled bath. Low level WC. Wash hand basin. Tiled walls. Wall mounted electric heater. Frosted double glazed window.

### Outside

The enclosed rear garden is laid to patio with flower beds and gated rear access.

To the front there are patio gardens.

### Parking/Garage

15'1 x 9'7 (4.60m x 2.92m )

There is off road parking leading to an integral garage which has an up & over door and light & power.

**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.