TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 3 Reception | 1 Bathroom

£325,000









Dawnings, 30 Mill Gap Road, Eastbourne, BN21 2JA

A truly unique and individual detached three bedroom house, offering exceptionally generous accommodation and a layout that is rarely available in this location. The property provides three reception rooms alongside three first floor bedrooms, with plenty of space for family living and entertaining. Although the house would benefit from updating throughout, the generous proportions and excellent layout provide a fantastic blank canvas for someone looking to create their dream home. Outside, the property enjoys a sunny, enclosed and private garden, providing a lovely space to relax and entertain. Situated in the popular Upperton area, the house is conveniently positioned for Eastbourne town centre, mainline railway station, the District General Hospital, local amenities and excellent bus routes. An exciting opportunity for anyone looking for a detached home with genuine potential to put their own stamp on.

www.town-property.com info@town-property.com

Freehold

Dawnings, 30 Mill Gap Road, Eastbourne BN21 2JA

£325,000

Main Features

- Unique Detached Three Bedroom House
- Three Reception Rooms
- Generous Room Sizes
- Private Enclosed Sunny Garden
- Requires Modernisation
- Excellent Potential
- Sought After Upperton Location
- Close To Town Centre & Train Station
- Convenient For Hospital & Bus Routes
- Ideal Project To Create Your Dream Home

Entrance
Front door to-

Porch
Windows to side and rear aspect. Inner door to-

Dining Room
14'10 x 14'8 (4.52m x 4.47m)
Radiator. Stairs to first floor. Window to side aspect.

Lounge
14'8 x 11'9 (4.47m x 3.58m)
Radiator. Box bay window to front aspect.

Kitchen/Breakfast Room
14'3 x 9'11 (4.34m x 3.02m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker and fridge freezer. Space and plumbing for washing machine. Wall mounted boiler. Radiator. Window to rear aspect. Door to side aspect.

Stairs from Ground to First Floor Landing
Radiator. Window to side aspect.

Bedroom 1
12'10 x 12'4 (3.91m x 3.76m)
Radiator. Fitted wardrobes & built in wardrobes. Box bay window to front aspect.

Bedroom 2
11'2 x 9'1 (3.40m x 2.77m)
Radiator. Window to side aspect.

Bedroom 3
11'4 x 6'7 (3.45m x 2.01m)
Radiator. Fitted wardrobe. Loft access (not inspected). Window to side aspect.

Bathroom
Bath with shower over. Airing cupboard. Wash hand basin. Radiator. Windows to side and rear aspect.

Cloakroom
Low level WC. Wash hand basin. Radiator. Window to rear aspect.

Outside
The rear garden is mainly laid to lawn with a variety of mature trees and shrubs. There is also gated side access.

Council Tax Band = E

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.