



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

Guide Price  
£310,000 - £325,000



## 153 Princes Road, Eastbourne, BN23 6HP

\*\*\* GUIDE PRICE £310,000 - £325,000 \*\*\*

This well presented three bedroom mid terrace home has been lovingly cared for by the current owners, who have occupied the property since new. Tucked away along a quiet walkway, the house offers a bright and spacious feel throughout, making it ideal for families or those seeking a comfortable coastal lifestyle. The property benefits from a garage and off road parking, adding to its practicality and appeal. Internally, the generous living spaces are complemented by an abundance of natural light, creating a warm and welcoming atmosphere. Conveniently located within walking distance of the beach and harbour, as well as a range of sought after schools and leisure facilities, this home combines peaceful surroundings with excellent local amenities. A fantastic opportunity to acquire a well maintained property in a highly desirable location.

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## Main Features

- Terraced House
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Bathroom & Separate Cloakroom
- Lawned Rear Garden
- Garage
- Close to Local Shops, Transport Links & The Seafront

### Entrance

Double glazed front door to-

### Porch

5'5 x 3'3 (1.65m x 0.99m)

Double glazed windows. Inner sliding door to-

### Hallway

Understairs storage.

### Lounge/Dining Room

23'1 x 11'7 (7.04m x 3.53m)

Feature fireplace. Double glazed window to front aspect. Double glazed sliding door to garden.

### Kitchen

10'2 x 8'4 (3.10m x 2.54m)

Range of wall and base units, laminate work surfaces with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under. Space for tumble dryer. Cupboard housing Johnson and Starley modular flow heating system. Fully tiled walls. Serving hatch. Double glazed window with double glazed door to-

### Conservatory

7'3 x 4'11 (2.21m x 1.50m)

Space and plumbing for appliances. Double glazed windows. Double glazed door to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard. Loft access with ladder (not inspected).

### Bedroom 1

11'11 x 10'3 (3.63m x 3.12m)

Fitted bedroom furniture including four double wardrobes. Double glazed window to front aspect.

### Bedroom 3

8'10 x 7'3 (2.69m x 2.21m)

Double glazed window to front aspect.

### Bedroom 2

11'7 x 9'0 (3.53m x 2.74m)

Fitted wardrobes and bedroom furniture. Double glazed window to rear aspect.

### Bathroom

Panelled bath with mixer tap and wall mounted shower. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Fully tiled walls. Frosted double glazed window.

### Cloakroom

Low level WC with concealed cistern. Fully tiled walls. Frosted double glazed window.

### Outside

The rear garden is laid to lawn with an area of patio adjoining the house, there is gated rear access and mature trees and shrubs.

### Garage

Located in nearby block.

### Parking

There is parking available in front of the garage.

**COUNCIL TAX BAND = C**

**EPC = D**

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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.