



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£325,000



254 Seaside, Eastbourne, BN22 7RA

Located on the borders of Roselands and Seaside, this Period bay fronted terraced house has three spacious bedrooms, two receptions and a large double aspect kitchen/breakfast room. Notable for its Westerly facing lawned rear garden which is approximately 75' in length, a 20' garage is also included in addition to hardstanding where vehicular access is gained via Ringwood Road. Further benefits include a cloakroom, bathroom and a separate WC and numerous nearby amenities such as shops, local schools and Seaside recreation ground are all close by, The picturesque seafront and town centre are also easily accessible.

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Main Features

- Period Terraced House
- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Bathroom & Separate WC
- Westerly Facing Rear Garden Approx 75'
- Garage & Hardstanding

Entrance	Double glazed door to-
Entrance Vestibule	Frosted inner door to-
Entrance Hallway	Radiator. Exposed wooden flooring.
Sitting Room	12'8 x 11'7 (3.86m x 3.53m) Radiator. Open fireplace with surround and mantel above. Exposed wooden flooring. Double glazed window to front aspect.
Dining Room	11'5 x 10'4 (3.48m x 3.15m) Radiator. Exposed wooden flooring. Double glazed window to rear aspect.
Kitchen/Breakfast Room	23'0 x 9'4 (7.01m x 2.84m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding wooden work surfaces with cupboards and drawers under. Inset five ring gas hob and eye level double oven. Space and plumbing for dishwasher (included). Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Concealed wall mounted extractor. Understairs cupboard. Store cupboard. Tiled and exposed wooden flooring. Radiator. Double glazed windows to rear and side aspects. Double glazed door to rear garden.
Cloakroom	Low level WC. Pedestal wash hand basin. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.
Stairs from Ground to First Floor Landing:	Exposed wooden flooring. Radiator. Airing cupboard. Access to loft with ladder and further loft access for rear loft (not inspected).
Bedroom 1	17'1 x 11'6 (5.21m x 3.51m) Radiator. Carpet. Double glazed window to front aspect.
Bedroom 2	11'6 x 10'7 (3.51m x 3.23m) Radiator. Carpet. Double glazed window to rear aspect.
Bedroom 3	7'11 x 7'8 (2.41m x 2.34m) Radiator. Carpet. Double glazed window to rear aspect.
Bathroom	Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Radiator. Fully tiled walls. Frosted double glazed window.
Separate WC	Low level WC. Part tiled walls. Frosted double glazed window.
Outside	The lovely rear garden enjoys a pleasant Westerly aspect with views towards the South Downs and this extends approximately 75' in length.
Garage	20'31 x 9'88 (6.10m x 2.74m) Up and over door. Electric light and power. Door to garden.
Hardstanding	An area of hardstanding is located in front of the garage.
Council Tax Band = C	
EPC = D	

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.