Freehold

44 Channel View Road, Eastbourne, BN22 7LW

Guide Price £340,000 - £355,000















≥ 2 Bedroom



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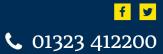


We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an 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.



2 Reception

2 Bedroom



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1 Bathroom

44 Channel View Road, Eastbourne, BN22 7LW

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Town Property are delighted to offer for sale this charming two bedroom terraced house in the incredibly sought after Redoubt area of Eastbourne. The property sits just yards away from award winning Princes Park that boasts a lake café, childrens play park and a scented rose garden. The period home enjoys two double bedrooms along with separate dining and the addition of a conservatory leading to a Southerly aspect garden. There are also local shops, cafes and schools nearby with Eastbournes picturesque seafront only a short walk away. The property is being sold CHAIN FREE.





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Main Features Entrance

Door to -

• Charming Terraced House In
Sought After Redoubt Area

Entrance Porch
Door to -

• 2 Bedrooms Entrance Hallway

Radiator. Understairs cupboard.

• Sitting Room Sitting Room

• Dining Room 13'3 into bay x 11'3 (4.04m into bay x 3.43m)

Radiator. Wood laminate floor. Double glazed bay window to front aspect.

• Fitted Kitchen
Dining Room

• Conservatory 11'11 x 9'4 (3.63m x 2.84m)

Radiator. Wood laminate floor. Double glazed bay window to rear aspect.

• Utility Room (Former Outhouse)

Fitted Kitchen

11'11 x 7'3 (3.63m x 2.21m)

Room/WC

Modern Bath & Shower

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Plumbing and space for dishwasher (included). Space for free standing fridge/freezer and cooker (cooker included). Wood laminate

• Lawned & Patio Rear Garden

floor. Window to rear aspect. Door to -

• CHAIN FREE

Conservatory

13'5 x 6'9 (4.09m x 2.06m)

Laminate flooring. Double glazed windows and door to rear aspect.

Utility Room (Former Outhouse)

Plumbing and space for washing machine and tumble dryer. Vinyl flooring. Double

glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Loft access fully boarded with ladder & light. (Not inspected).

Bedroom 1

17'2 narrowing to $14'4 \times 10'8$ (5.23m narrowing to $4.37m \times 3.25m$) Two radiators. Wardrobe (included). Double glazed window to front aspect.

Bedroom 2

9'4 x 8'10 (2.84m x 2.69m)

Radiator. Wardrobe (Included). Double glazed window to rear aspect.

Modern Bath & Shower Room/WC

Suite comprising panelled bath with mixer tap. Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Built-in cupboard housing gas boiler. Vinyl flooring. Double glazed window to rear aspect.

Outside

Rear Garden: Mostly laid to lawn with patio area. There are some flowers and shrubs with gated rear access and 2 storage sheds.

EPC = D.

Council Tax Band = C.

Conservatory Utility Area First Floor Bath/Shower Room Bedroom 2 Hall Porch Porch