



TOWN PROPERTY

www.town-property.com info@town-property.com 01323 412200

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 Bedroom 2 Reception 1 Bathroom

Freehold

Guide Price  
£340,000 - £355,000

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

- Charming Terraced House In Sought After Redoubt Area
- 2 Bedrooms
- Sitting Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Utility Room (Former Outhouse)
- Modern Bath & Shower Room/WC
- Lawned & Patio Rear Garden
- CHAIN FREE

Entrance  
Door to -

Entrance Porch  
Door to -

Entrance Hallway  
Radiator. Understairs cupboard.

Sitting 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.

Dining Room  
11'11 x 9'4 (3.63m x 2.84m )  
Radiator. Wood laminate floor. Double glazed bay window to rear aspect.

Fitted Kitchen  
11'11 x 7'3 (3.63m x 2.21m )  
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 floor. Window to rear aspect. Door to -

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 x 10'8 (5.23m narrowing to 4.37m x 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.

