






# TOWN PROPERTY



01323 412200

Freehold

 4/5 Bedroom  2/3 Reception  2 Bathroom

## £325,000



## 93 Whitley Road, Eastbourne, BN22 8LT

Currently let as a 5 bed roomed HMO at £18,700pa (but vacant from August), this deceptively spacious terraced house on the borders of Seaside and Roselands is actually arranged with three first floor bedrooms and three receptions. There are ground and first floor shower room/wc's and a modern kitchen provides access to the double glazed conservatory. This in turn opens onto the rear patio garden which is approximately 40' in length. Double glazing and gas fired central heating and radiators extend throughout. Just yards from the seafront, town centre and mainline railway station, the house is being sold CHAIN FREE.

93 Whitley Road,  
Eastbourne, BN22 8LT

£325,000

Main Features

- Mid Terraced Roselands Home/HMO
- 4/5 Bedrooms
- 2/3 Reception Room
- Ground Floor Shower Room/WC
- Fitted Kitchen
- Double Glazed Conservatory
- Shower Room/WC
- Rear Patio Garden
- CHAIN FREE
- Currently Let At £18,700 p/a (Vacant From August)

Entrance	Frosted double glazed door to -
Vestibule	Inner door to -
Entrance Hallway	Radiator.
Sitting Room	13'9 x 13'2 (4.19m x 4.01m ) Radiator. Carpet. Double glazed window to front aspect.
Study/Bedroom 4	12'0 x 11'4 (3.66m x 3.45m) Radiator. Carpet. Double glazed window to rear aspect.
Dining Room	12'4 x 10'11 (3.76m x 3.33m) Radiator. Carpet. Double glazed window to side aspect.
Ground Floor Shower Room/WC	Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator.
Modern Fitted Kitchen	11'4 x 9'7 (3.45m x 2.92m ) Range of units comprising single drainer sink unit with mixer tap and surrounding worksurfaces with upstands with cupboards and drawers under. Inset 4 ring electric hob and electric oven under. Plumbing and space for washing machine. Wall mounted units and concealed wall mounted gas boiler. Double glazed window to side aspect.
Double Glazed Conservatory	9'10 x 8'8 (3.00m x 2.64m ) Radiator. Space for further appliance. Double glazed windows to rear aspect.
Stairs from Ground to First Floor Landing:	Store cupboard. Staircase to loft (not inspected).
Bedroom 1	16'0 x 11'4 (4.88m x 3.45m ) Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.
Bedroom 2	11'5 x 11'11 (3.48m x 3.63m ) Radiator. Carpet. Double glazed window to rear aspect.
Bedroom 3	11'2 x 6'8 (3.40m x 2.03m ) Radiator. Built-in wardrobe. Carpet. Concealed wall mounted gas boiler. Double glazed window to rear aspect.
Shower Room/WC	Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
Outside	There is a rear patio garden extending to approximately 40' in length. Rear access included.
EPC = C	
Council Tax Band = C	

www.town-property.com | E. info@town-property.com | T. 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.