



TOWN PROPERTY



01323 412200

Freehold

3 Bedroom 2 Reception 1 Bathroom

£349,950



## 27 Manifold Road, Eastbourne, BN22 8EH

A well presented three bedroom mid terrace home offering spacious and practical accommodation, ideal for first-time buyers, families or investors. The property features a bright and comfortable living room to the front, with a separate dining room providing excellent space for family meals and entertaining. To the rear, there is a modernised kitchen fitted with contemporary units, integrated appliances and ample worktop space. Upstairs, the accommodation includes two generous double bedrooms and a further single bedroom, perfect as a child's room, nursery or home office. The family bathroom is also located on the first floor. Externally, the property benefits from a low maintenance courtyard garden, offering private outdoor space ideal for relaxing or alfresco dining. Further advantages include a refurbished roof, providing added peace of mind for prospective buyers. A fantastic opportunity to acquire a ready to move into home in a convenient residential location.

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## Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Modern Kitchen with Integrated Appliances
- Bathroom/WC
- Cloakroom
- Paved Courtyard Garden
- Double Glazing & Gas Central Heating Throughout

### Entrance

UPVC door into-

### Porch

Inner door to-

### Hallway

Radiator. Understairs cupboard.

### Lounge

12'4 x 12'2 (3.76m x 3.71m)

Radiator. Feature fireplace. Wood laminate flooring. Double glazed window to front aspect.

### Dining Room

11'2 x 9'11 (3.40m x 3.02m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

### Kitchen

15'8 x 9'11 (4.78m x 3.02m)

Fitted range of wall and base units, surrounding quartz worktop with inset sink unit and mixer tap. Space for cooker. Integrated washing machine, fridge freezer and dishwasher. Understairs pantry cupboard. Built in cupboard housing boiler. Wood laminate flooring. Radiator. Double glazed windows to rear and side aspects. Double glazed door to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard housing hot water cylinder. Access to fully board loft (not inspected).

### Bedroom 1

12'0 x 8'7 (3.66m x 2.62m)

Radiator. Built in wardrobe. Double glazed bay window to front aspect.

### Bedroom 2

11'3 x 10'2 (3.43m x 3.10m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

### Bedroom 3

9'7 x 8'3 (2.92m x 2.51m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring. Frosted double glazed window.

### WC

Low level WC. Wall mounted wash hand basin. Part tiled walls. Frosted double glazed window.

### Outside

There is a paved courtyard garden with walled and fenced boundaries and mature shrubs.

**COUNCIL TAX BAND = B**

**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.