



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£310,000



## 33 Church Street, Eastbourne, BN21 1HN

A well proportioned three bedroom terraced house with an allocated parking space. Enviably situated in the Old Town within easy walking distance of Waitrose, The Lamb Inn and St Mary's Church, the house benefits from a ground floor cloakroom, fitted kitchen/breakfast room and a lounge/dining room with patio doors to the conservatory. The first floor comprises of three bedrooms, one with an Ensuite shower room and further family shower room. Eastbourne Town Centre with its mainline railway station and Gildredge Park are also nearby. An internal inspection comes highly recommended.

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## Main Features

- Terraced House
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Conservatory
- En Suite Shower Room/WC & Family Shower Room/WC
- Tiered Patio Rear Garden
- Allocated Parking Space
- Close to Local Shops & Transport Links

### Entrance

Front door to-

### Hallway

Radiator. Coved ceiling. Stairs to first floor.

### Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Frosted double glazed window.

### Kitchen/Breakfast Room

13'9 x 8'11 (4.19m x 2.72m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Electric oven. Integrated microwave. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Cupboard housing gas boiler. Radiator. Double glazed window to front aspect.

### Lounge/Dining Room

16'8 x 14'4 (5.08m x 4.37m)

Two radiators. Coved ceiling. Built in cupboard. Double glazed window. Double glazed patio doors to-

### Conservatory

10'8 x 6'4 (3.25m x 1.93m)

Radiator. Wood effect flooring. Double glazed windows. Double glazed door to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

### Bedroom 1

10'6 x 9'1 (3.20m x 2.77m)

Radiator. Fitted wardrobe with sliding mirrored door. Double glazed window to front aspect. Door to-

### En Suite Shower Room/WC

White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

### Bedroom 2

11'3 x 8'0 (3.43m x 2.44m)

Radiator. Fitted wardrobe with mirrored doors. Double glazed window to rear aspect.

### Bedroom 3

8'3 x 8'0 (2.51m x 2.44m)

Radiator. Fitted wardrobe with mirrored doors. Double glazed window to rear aspect.

### Shower Room/WC

White suite comprising of shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

### Outside

The tiered rear garden is laid out with well stocked flower beds and borders.

### Parking

There is an allocated parking space.

**COUNCIL TAX BAND = C**

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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.