



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£270,000 - £280,000



4 Bedroom



1 Reception



2 Bathroom



21 Coastguard Square, Addingham Road, Eastbourne, BN22 7DU

*** GUIDE PRICE £270,000 to £280,000***

A CHAIN FREE townhouse enviably situated in the Redoubt, yards from Eastbourne picturesque seafront. Arranged over 3 floors the house provides spacious and well proportioned accommodation comprising of 4 bedrooms, lounge/dining room with patio doors to the SUN BALCONY, fitted kitchen/dining room, ground floor shower room/WC and separate family bathroom/WC. The rear garden is laid to patio and to the front there is off road parking and an integral garage. Nearby shops can be found in Seaside and the glorious Princes Park is also within comfortable walking distance. An internal inspection comes highly recommended.

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Addingham Road,
Eastbourne, BN22 7DU

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Main Features

- Spacious Townhouse Ideally Located In The Redoubt Area Just Yards From Eastbourne Seafront
- 4 Bedrooms
- Ground Floor Shower Room/WC
- Fitted Kitchen/Breakfast Room
- Lounge
- Sun Balcony With Views Towards The Sea
- Family Bathroom/WC
- Patio Rear Garden
- Off Road Parking Leading To Integral Garage
- CHAIN FREE

Entrance Porch

Private entrance door. Tiled floor. Further door to -

Hallway

Coved ceiling. Stairs to first floor landing. Door to garage.

Ground Floor Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Tiled floor. Part tiled walls. Extractor fan.

Fitted Kitchen/Dining Room

16'2 x 9'0 (4.93m x 2.74m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric double oven. Extractor cooker hood. Cupboard housing electric boiler. Double glazed windows and door to garden.

Stairs from Ground to First Floor Landing:

Airing cupboard housing hot water cylinder.

Lounge

16'2 x 11'9 (4.93m x 3.58m)
Coved ceiling. Ceiling fan. Double glazed patio doors to -

Sun Balcony

10'8 x 3'8 (3.25m x 1.12m)
With views towards the sea.

Bedroom 1

13'10 x 8'11 (4.22m x 2.72m)
Built-in wardrobe. Double glazed window.

Stairs from First to Second Floor Landing:

Loft access (not inspected).

Bedroom 2

12'1 x 9'5 (3.68m x 2.87m)
Built-in wardrobe. Coved ceiling. Double glazed window to front aspect.

Bedroom 3

11'1 x 9'5 (3.38m x 2.87m)
Fitted double wardrobe. Coved ceiling. Double glazed window to rear aspect.

Bedroom 4

7'11 x 6'1 (2.41m x 1.85m)
Coved ceiling. Double glazed window to front aspect.

Bathroom/WC

Coloured suite comprising panelled bath. Low level WC. Wash hand basin. Tiled walls. Wall mounted electric heater. Frosted double glazed window.

Outside

The enclosed rear garden is laid to patio with flower beds and gated rear access.

To the front there are patio gardens.

Parking/Garage

15'1 x 9'7 (4.60m x 2.92m)
There is off road parking leading to an integral garage which has an up & over door and light & power.

Council Tax Band = C