



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£269,950



321 Seaside, Eastbourne, BN22 7PA

A bay fronted three bedroom terraced house enviably situated in Seaside yards from local shops, playing fields and comfortable walking distance of nearby retail parks. Providing well proportioned accommodation the house benefits from a bay windowed lounge, dining room and fitted kitchen that leads to the rear garden that is laid to patio. Upstairs there are three bedrooms and a spacious shower room. Further benefits include double glazing and gas central heating (boiler installed 2024)

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Main Features • Terraced House • Three Bedrooms • Lounge • Dining Room • Kitchen • Modern Shower Room/WC • Patio Rear Garden • Double Glazing • Central Heating (New Boiler 2024)	Entrance
	Door with stained glass window to-
	Hallway
	Dado rail. Wood effect flooring. Coved ceiling. Radiator. Stairs to first floor.
	Lounge
	14'5 x 13'5 (4.39m x 4.09m)
	Wood effect flooring. Corniced ceiling. Picture rail. Radiator. TV point. Double glazed bay window.
	Dining Room
	13'6 x 11'11 (4.11m x 3.63m)
	Coved ceiling. Picture rail. Understairs cupboard. Double glazed window to rear aspect.
	Kitchen
	8'11 x 8'0 (2.72m x 2.44m)
	Fitted range of wall and base units, worktop with inset single drainer sink unit with mixer tap, built in gas hob with extractor cookerhood and electric oven. Plumbing and space for washing machine. Part tiled walls. Wall mounted gas boiler. Double glazed window and door to garden.
	Stairs from Ground to First Floor Landing
	Coved ceiling. Radiator. Loft hatch (not inspected). Built in cupboard with hanging rail.
	Bedroom 1
	13'5 x 9'1 (4.09m x 2.77m)
	Radiator. Coved ceiling. Double glazed window to front aspect.
	Bedroom 2
	12'2 x 8'10 (3.71m x 2.69m)
	Radiator. Coved ceiling. Double glazed window to rear aspect.
	Bedroom 3
	11'9 x 7'10 (3.58m x 2.39m)
	Radiator. Double glazed window to front aspect.
	Modern Shower Room/WC
	White suite comprising of shower cubicle with wall mounted shower. Low level WC. Wash hand basin with chrome mixer tap. Part tiled walls. Airing cupboard housing hot water cylinder. Frosted double glazed window.
	Outside
	The rear garden is laid to patio with gated rear access and an outside tap.
	EPC = D
	COUNCIL TAX BAND = C