TOWN PROPERTY

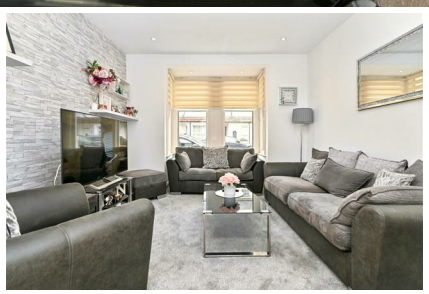
01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

Guide Price £270,000 - £280,000









12 Clarence Road, Eastbourne, BN22 8HH

GUIDE PRICE £270,000 - £280,000 Beautifully presented and thoughtfully updated throughout, this charming two bedroom mid terrace period home offers spacious and versatile accommodation, perfectly suited to modern living. Lovingly maintained by the current owner, the property boasts a welcoming lounge, a separate dining room and a generous kitchen/breakfast room, creating an ideal space for both everyday living and entertaining. To the rear, there is a lovely decked courtyard garden with rear access and a useful brick built shed, providing the perfect setting for outdoor dining and social gatherings. Upstairs, the property benefits from two well-proportioned double bedrooms and a large family bathroom, further complementing this delightful home. In addition, there is a useful loft room offering flexible additional space (please note this does not have planning consent or building regulation approval). Conveniently located within close proximity to well regarded schools, local shops and excellent transport links, this attractive period property is sure to appeal to a wide range of buyers.

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Freehold

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Main Features

- Period Terrace House
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Loft Room
- Decked Rear Garden
- Double Glazing & Gas Central Heating Throughout

Entrance
Front door to-

Hallway
Radiator. Cupboard. Stairs to first floor. Understairs cupboard.

Lounge
13'7 x 11'5 (4.14m x 3.48m)
Radiator. Double glazed box bay window to front aspect.

Dining Room
11'5 x 9'3 (3.48m x 2.82m)
Radiator. Double glazed patio doors to rear.

Kitchen
11'3 x 9'6 (3.43m x 2.90m)
Range of fitted wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Loft hatch (not inspected).

Bedroom 1
15'3 x 11'5 (4.65m x 3.48m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
11'0 x 9'3 (3.35m x 2.82m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap. Shower cubicle. Vanity unit with inset wash hand basin and mixer tap with drawers below. Low level WC. Radiator. Fully tiled walls. Frosted double glazed windows to rear and side aspect.

Stairs from First Floor Landing to Loft Room
Eaves storage. Velux window.

Outside
The rear garden is laid to decking with a brick built shed and gated rear access.

COUNCIL TAX BAND = B

EPC = D

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.