Freehold

190 Northbourne Road, Eastbourne, BN22 8RU

Guide Price £390,000 - £400,000

3 Bedroom | 1/2 Reception | 1 Bathroom

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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.

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*** GUIDE PRICE £390,000 - £400,000 ***
Situated in the ever popular Northbourne Road area of Eastbourne, this beautifully presented three bedroom home that is being sold CHAIN FREE offers stylish interiors, a high spec extended kitchen and a truly spectacular landscaped garden - perfect for modern family living or entertaining. Step inside to discover a spacious and welcoming hallway leading to a generous lounge featuring a charming log burner, ideal for cosy evenings. The heart of the home is undoubtedly the extended open plan kitchen and dining area, finished to a high standard with AEG integrated appliances, a large quartz worktop island and abundant storage. Adjacent is a utility room and a convenient downstairs cloakroom. Upstairs, the property boasts two large double bedrooms, a further single bedroom and a contemporary family bathroom complete with a separate shower cubicle. To the rear, you'll find a stunning landscaped garden, thoughtfully designed with patio steps featuring a sleek glass and stainless steel handrail, leading down to a generous lawned area and an additional rear patio - ideal for alfresco dining or summer gatherings. A standout feature is the large cladded cabin with power, offering a flexible space perfect for a home office, gym or studio. There is also a lean to, providing excellent additional storage.

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Main Features

- CHAIN FREE Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Open Plan Dining & Kitchen Area
- Utility Room
- Bath & Shower Room/WC
- Landscaped Rear Garden
- Powered Garden Cabin Perfect for Home Office or Gym
- Driveway

Entrance
UPVC Door to-

Hallway
Radiator.

Cloakroom
Low level WC. Wash hand basin with mixer tap and vanity unit below. Frosted double glazed window.

Lounge
15'1 x 11'7 (4.60m x 3.53m)
Carpet. Radiator. Built in shelving and cupboards. Log burner. Double glazed bay window to front aspect. Doors to-

Open Plan Dining Area
10'9 x 10'4 (3.28m x 3.15m)
Ladder radiator. Door to utility.

Open Plan Kitchen Area
15'4 x 14'10 (4.67m x 4.52m)
Fitted range of units with surrounding quartz worktops and inset stainless steel sink unit and mixer tap. Integrated fridge freezer, dishwasher and wine cooler. Eye level double AEG oven. Large island with AEG induction hob and breakfast bar. Radiator. Two Velux windows. Double glazed window to rear aspect. Bifold doors to garden.

Utility Room
6'5 x 5'10 (1.96m x 1.78m)
Fitted range of wall and base units with surrounding worktops, inset sink unit and mixer tap. Space and plumbing for washing machine. Laminate flooring. Double glazed frosted door to side aspect.

Stairs from Ground to First Floor Landing
Carpet. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
13'9 x 8'3 (4.19m x 2.51m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2
10'0 x 10'5 (3.05m x 3.18m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

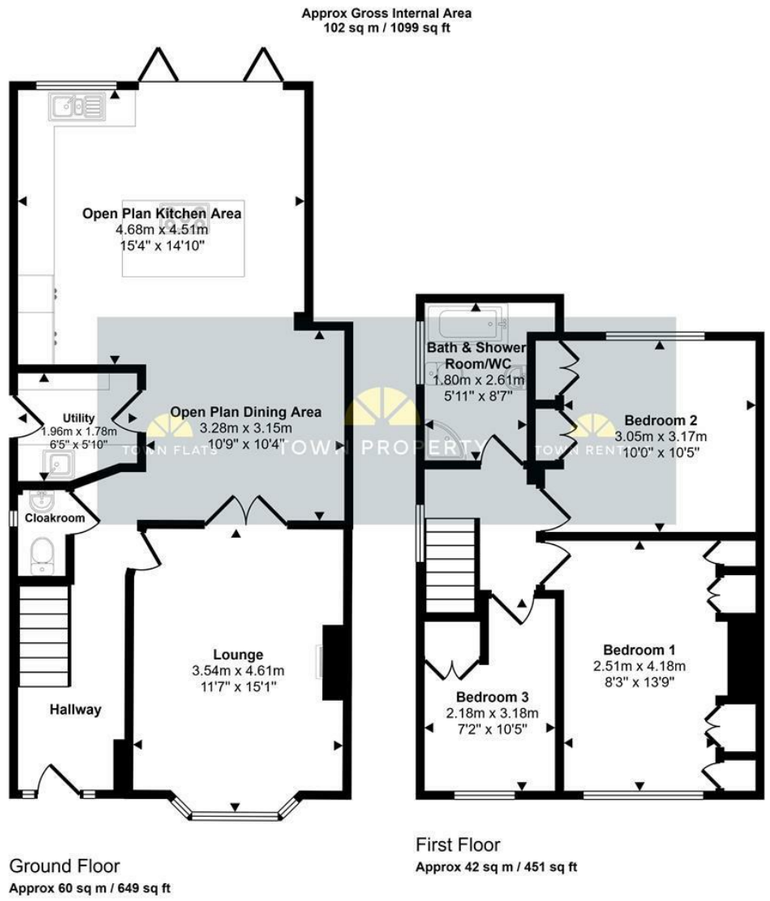
Bedroom 3
10'5 x 7'2 (3.18m x 2.18m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bath & Shower Room/WC
Panelled bath with mixer tap. Corner shower cubicle with wall mounted shower. Low level WC. Heated towel rail. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is landscaped with a tiled patio area and tiled steps leading down to the large lawned area. There is also a-

Large Garden Cabin
LED lighting. Power. Larch cladding.

Parking
There is a large driveway to the front of the property, providing off road parking for multiple vehicles.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.