



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

Guide Price
£290,000-£300,000



37 Rylstone Road, Eastbourne, BN22 7HE

**** GUIDE PRICE £290,000 - £300,000 ****

Being sold CHAIN FREE, this attractive bay fronted terraced house in the popular Redoubt area of Eastbourne is just yards from Princes Park and the picturesque Seafront. Having three bedrooms and two spacious receptions, there is a fitted galley kitchen with some integrated appliances and a double glazed conservatory. A well appointed shower room/wc can be found on the first floor whilst double glazing and gas fired central heating and radiators extend throughout. To the rear is a pleasant Westerly facing garden that benefits from Indian sandstone patio and has gated rear access. Nearby local shops are close by and excellent bus links run into town where the Beacon shopping centre and mainline railway station can be found, is approximately one mile distant.



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Main Features	Entrance Double glazed front door to-
• Terraced House	Porch Double glazed windows. Inner door to-
• 3 Bedrooms	Hallway Radiator. Stairs to first floor. Understairs cupboard. Stairs to basement.
• Bay Fronted Sitting Room	Bay Fronted Sitting Room 15'9 x 11'1 (4.80m x 3.38m) Picture rail. Radiator. Feature fireplace with inset coal effect fire. Ceiling rose. Double glazed bay window.
• Dining Room	Dining Room 13'3 x 9'8 (4.04m x 2.95m) Brick built fireplace. Radiator. Picture rail. Doors to-
• Galley Kitchen	Galley Kitchen 15'0 x 6'8 (4.57m x 2.03m) Fitted range of wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Built in gas hob with extractor over. Eye level double oven. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Wall mounted gas boiler.
• Conservatory	Conservatory 8'3 x 5'7 (2.51m x 1.70m) Frosted double glazed window. Double glazed patio doors to garden. Door to-
• Shower Room/WC	Stairs from Ground to First Floor Landing Split level landing. Built in cupboard. Loft access (not inspected).
• Patio Rear Garden	Bedroom 1 12'10 x 10'10 (3.91m x 3.30m) Extensive range of fitted wardrobes. Radiator. Double glazed window to front aspect.
• CHAIN FREE	Bedroom 2 13'1 x 10'11 (3.99m x 3.33m) Feature fireplace. Radiator. Built in wardrobe. Double glazed windows to rear aspect.
	Bedroom 3 7'6 x 5'5 (2.29m x 1.65m) Radiator. Coved ceiling. Double glazed window to front aspect.
	Shower Room/WC Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.
	Outside The rear garden is laid to Indian Sandstone and a pleasant Westerly aspect is enjoyed. There is also gated rear access.
	COUNCIL TAX BAND = C
	EPC = D