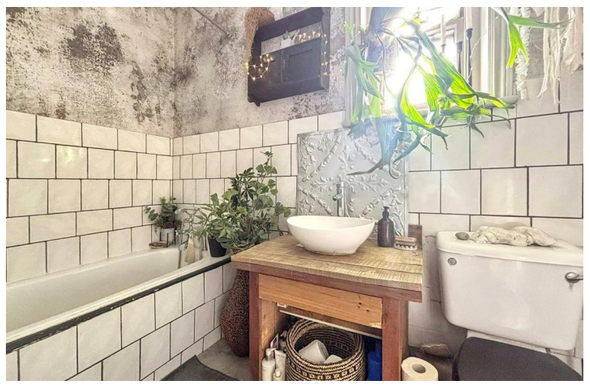
Freehold

127 Whitley Road, Eastbourne, BN22 8LS

Guide Price £470,000 - £480,000








7 Bedroom | 2 Reception | 3 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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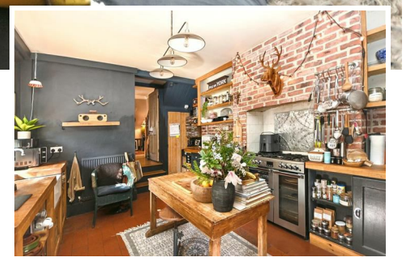

127 Whitley Road, Eastbourne, BN22 8LS

GUIDE PRICE £470,000 to £480,000

A beautifully presented seven bedroom end of terrace house that provides a wealth of character and extremely spacious and versatile living accommodation. Enviably situated on the borders of Seaside and the Town Centre the house is arranged over three floors and benefits from lawned gardens and an off road parking space. The house consists of two incredibly spacious ground floor reception rooms with feature fireplaces, a ground floor cloakroom and a fitted kitchen with utility room and pantry. The first floor has four bedrooms, one with an En Suite shower room and a further bathroom. The second floor has three further bedrooms and another refitted bathroom. Eastbourne's Town Centre and mainline railway station are within comfortable walking distance. The house has featured in lifestyle magazines and an internal inspection is considered essential to appreciate the accommodation on offer.

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Freehold

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Guide Price
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Main Features

- Spacious End of Terrace House
- 7 Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Ground Floor Cloakroom
- En Suite Shower Room/WC
- Two Bathrooms
- Secluded Rear Garden
- Off Road Parking
- Wonderful Character Features Throughout

Entrance
Stunning private entrance door with stained glass windows to-

Hallway
Radiator. Corniced ceiling. Stripped floorboards. Stairs to first floor.

Lounge/Dining Room
19'9 x 14'8 (6.02m x 4.47m)
Radiator. Stripped floorboards. Corniced ceiling. Picture rail. Feature fireplace with brick surround and tiled hearth. Double aspect room with bay windows to front and side aspects.

Second Reception Room
13'7 x 12'7 (4.14m x 3.84m)
Radiator. Stripped floorboards. Corniced ceiling. Picture rail. Feature fireplace with inset ornate fire. Bay window to front aspect. French doors to garden.

Kitchen
14'2 x 11'1 (4.32m x 3.38m)
Fitted range of base units, solid wooden worktop with inset ceramic butlers sink and mixer tap. Range cooker set in feature brick chimney breast. Walk in larder cupboard with base unit, shelving and space for upright fridge freezer. Tiled flooring. Window to front aspect. Door to garden with stained glass window.

Utility Area
Space and plumbing for washing machine. Wall mounted gas boiler. Door to-

Ground Floor Cloakroom
High level WC. Tiled flooring.

Stairs from Ground to First Floor Landing
Stripped floorboards. Stairs to second floor.

Bedroom 1
17'9 x 10'2 (5.41m x 3.10m)
Radiator. Stripped floorboards. Feature fireplace with tiled surround. Double aspect with windows to front and side aspects.

Bedroom 2
13'0 x 11'5 (3.96m x 3.48m)
Radiator. Stripped floorboards. Built in wardrobe. Feature fireplace. Window to side aspect.

Bedroom 4
11'6 x 8'8 (3.51m x 2.64m)
Stripped floorboards. Built in wardrobe. Window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Window.

Bedroom 6
11'6 x 6'4 (3.51m x 1.93m)
Stripped floorboards. Window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and handheld shower attachment. Low level WC. Wash hand basin with mixer tap and display shelf. Part tiled walls. Window to front aspect.

Split Level Second Floor Landing
Radiator. Airing cupboard housing hot water cylinder.

Bedroom 3
10'8 x 10'6 (3.25m x 3.20m)
Radiator. Stripped floorboards. Built in double wardrobe. Window to side aspect.

Bedroom 5
13'5 x 12'9 (4.09m x 3.89m)
Built in wardrobe with hanging rail. Skylight.

Bedroom 7
11'3 x 9'10 (3.43m x 3.00m)
Into eaves. Skylight.

Bathroom
White suite comprising of bath with mixer tap and handheld shower attachment. Pedestal wash hand basin. Radiator. Skylight.

Outside
The rear garden is laid to lawn and patio with gated access. There is a wooden shed, pergola and well stocked flower beds and borders that provide a high level of seclusion.

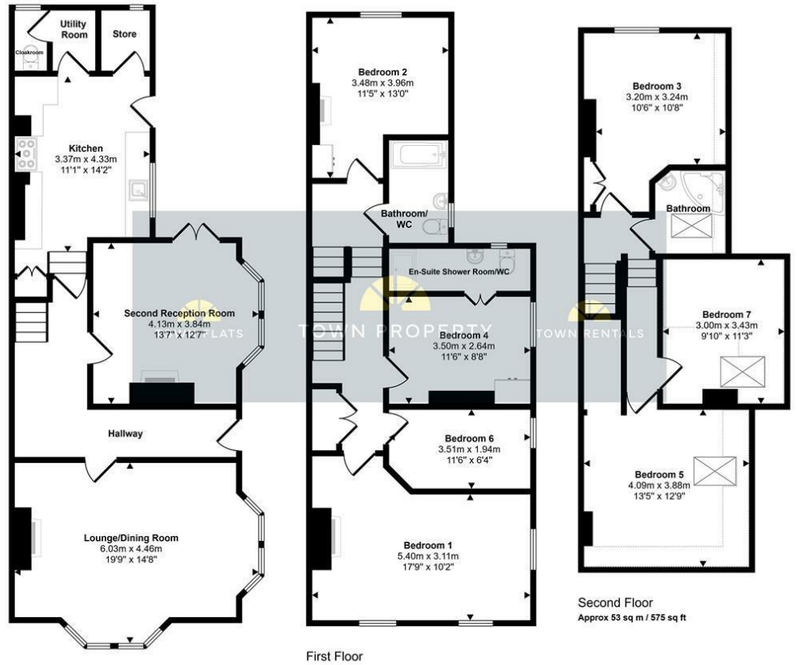
Parking
There is an off road parking space.

EPC = D

COUNCIL TAX BAND = C

AGENTS NOTE:
The vendor has an Instagram account for the property: @nadscasa1

Approx Gross Internal Area
198 sq m / 2134 sq ft



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.

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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.