TOWN PROPERTY

01323 412200

Freehold

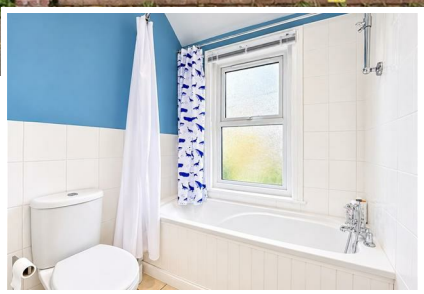
3 Bedroom | 2 Reception | 2 Bathroom

Guide Price
£325,000 - £335,000









79 Sidley Road, Eastbourne, BN22 7JR

*** GUIDE PRICE £325,000 - £335,000 ***

Moments from Eastbourne's seafront, this three bedroom terraced home in the sought after Redoubt area offers generous living space, three well proportioned bedrooms and a low maintenance rear garden. A bay fronted living room is a particular feature of the ground floor, which also includes a separate dining room and a fitted kitchen. Upstairs, the principal bedroom benefits from an En-suite, while a family bathroom serves the two further bedrooms. The rear garden combines a paved patio with raised decked seating areas, providing space to dine or relax outdoors. The location is well placed for coastal walks along Eastbourne's promenade, with well regarded schools for all ages within easy reach. Eastbourne town centre and Sovereign Harbour are also readily accessible.

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Freehold

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- En Suite Shower Room/WC
- Bathroom/WC
- Courtyard Rear Garden
- Sought After Redoubt Location

Entrance
Front door to-

Hallway
Radiator. Understairs cupboard. Window to front aspect.

Lounge
15'2 x 12'9 (4.62m x 3.89m)
Radiator. Feature fireplace. Double glazed box bay window to front aspect.

Dining Room
12'6 x 9'11 (3.81m x 3.02m)
Radiator. Double glazed window to rear aspect. Door to-

Kitchen
9'3 x 8'5 (2.82m x 2.57m)
Fitted range of wall and base units, surrounding wooden worktop with inset single drainer sink unit and mixer tap. Space for cooker and upright fridge freezer. Space and plumbing for washing machine and dishwasher. Window to rear aspect. Door to rear.

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

Bedroom 1
12'7 x 9'0 (3.84m x 2.74m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

En Suite Shower Room/WC
8'0 x 3'3 (2.44m x 0.99m)
Shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Extractor fan. Heated towel rail.

Bedroom 2
12'5 x 9'11 (3.78m x 3.02m)
Radiator. Feature fireplace. Storage cupboard. Double glazed window to front aspect.

Bedroom 3
8'9 x 8'7 (2.67m x 2.62m)
Radiator. Feature fireplace. Double glazed window to front aspect.

Bathroom/WC
6'8 x 5'10 (2.03m x 1.78m)
Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Double glazed window.

Outside
The rear garden is laid to lawn, patio and decking with a brick built store and gated rear access.

COUNCIL TAX BAND = C

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.