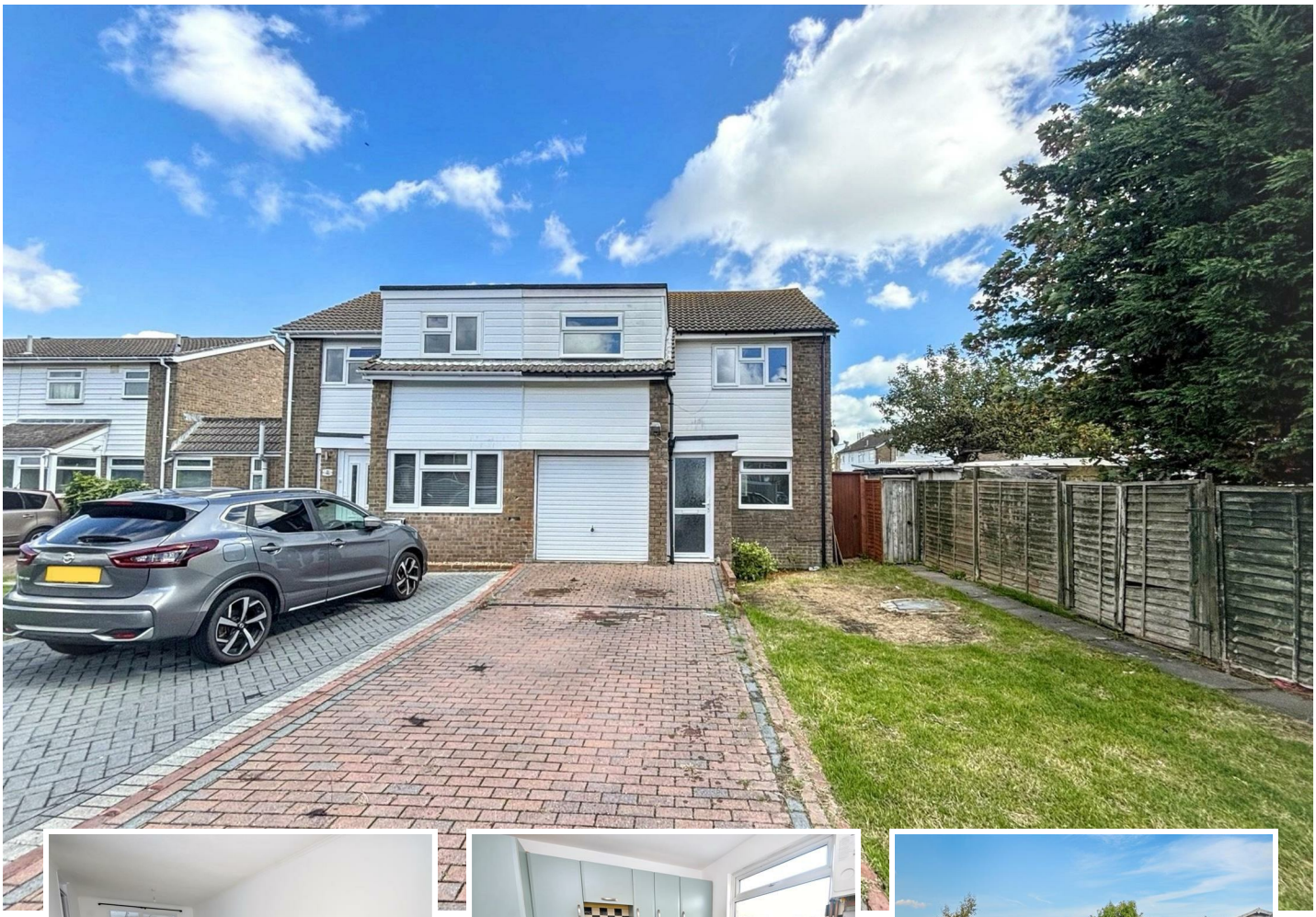
TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£314,950









2 Horsye Road, Eastbourne, BN22 8TH

An extremely spacious three bedroom semi detached house with three double bedrooms. Being sold CHAIN FREE the house is enviably situated on the Bridgemere estate and has recently undergone much improvement by the current vendors. Benefits include an entrance porch, through lounge/dining room with access to the fitted kitchen and conservatory. As well as the three double bedrooms the first floor comprises of a refitted bathroom and separate cloakroom. The rear garden is laid to lawn and to the front there is a block paved driveway providing off road parking and access to the garage. An internal inspection comes highly recommended.

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Freehold

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Main Features

- Spacious Semi Detached House
- 3 Bedrooms
- Lounge/Dining Room
- Conservatory
- Kitchen
- Bathroom & Separate Cloakroom
- Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Wood effect flooring. Double glazed window to side aspect.

Double Aspect Lounge/Dining Room
22'5 x 10'7 (6.83m x 3.23m)
Two radiators. Wood effect flooring. Coved ceiling. Double glazed window to front aspect. Door to-

Conservatory
7'10 x 5'4 (2.39m x 1.63m)
Wood effect flooring. Double glazed windows. Double glazed door to garden.

Kitchen
9'6 x 8'0 (2.90m x 2.44m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Cooker point with extractor hood. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Wall mounted gas boiler. Part tiled walls. Double glazed window to rear aspect.

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

Bedroom 1
11'7 x 10'0 (3.53m x 3.05m)
Radiator. Double glazed window to front aspect.

Bedroom 2
12'11 x 7'7 (3.94m x 2.31m)
Radiator. Double glazed window to front aspect.

Bedroom 3
10'4 x 9'11 (3.15m x 3.02m)
Radiator. Built in cupboard with fixed shelving. Double glazed window to rear aspect.

Cloakroom
Low level WC. Frosted double glazed window.

Bathroom
Refitted white suite comprising of panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Heated towel rail. Marble effect panelled walls. Frosted double glazed window to rear aspect.

Outside
The rear garden is laid to lawn with gated side access.

Parking
A block paved driveway provides off road parking and access to the-

Garage
Up and over door.

COUNCIL TAX BAND = C

EPC = 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.