



TOWN PROPERTY



01323 412200

Freehold

3/4 Bedroom 2/3 Reception 1 Bathroom

Guide Price
£300,000 - £310,000



66 Channel View Road, Eastbourne, BN22 7LL

*** GUIDE PRICE £300,000 - £310,000 ***

Just yards from the delightful Princes Park and picturesque seafront, this Period terraced house is arranged with three/four bedrooms and two/three receptions with a walled rear garden that has a Southerly aspect. There is a fitted kitchen and a sizeable bath & shower room/wc whilst double glazing and gas fired central heating and radiators extend throughout. Being sold CHAIN FREE, local shops and schools can be found within walking distance and the bustling town centre is approximately half a mile distant.

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Main Features

- Period Bay Fronted Terraced House
- Three/Four Bedrooms
- Sitting Room
- Dining Room/Bedroom 4
- Breakfast Room
- Kitchen
- Bath & Shower Room/WC
- Southerly Facing Walled Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Frosted door to-

Vesitbule

Tiled floor. Frosted inner door to-

Entrance Hallway

Radiator. Wood laminate flooring.

Sitting Room

13'4 x 13'3 (4.06m x 4.04m)

Radiator. Fireplace surround with mantel above and gas point. Carpet. Double glazed window to front aspect.

Dining Room/Bedroom 4

11'1 x 9'8 (3.38m x 2.95m)

Radiator. Carpet. Double glazed aspect to rear aspect.

Breakfast Room

10'7 x 10'2 (3.23m x 3.10m)

Radiator. Wood laminate flooring. Fireplace surround with mantel above. Understairs cupboard. Space for fridge freezer and tumble dryer. Wall mounted gas boiler.

Kitchen

10'10 x 5'4 (3.30m x 1.63m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces. Inset four ring electric hob with electric oven under. Space and plumbing for washing machine. Range of wall mounted units and extractor. Double glazed window and door to rear aspect.

Stairs from Ground to First Floor Landing

Two loft hatches, one with ladder (not inspected).

Bedroom 1

13'1 x 9'7 (3.99m x 2.92m)

Radiator. Built in wardrobes. Carpet. Double glazed window to front aspect.

Bedroom 2

11'0 x 9'7 (3.35m x 2.92m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

7'6 x 6'5 (2.29m x 1.96m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Airing cupboard. Frosted double glazed window.

Outside

There is a Southerly facing lawned and patio rear garden with surrounding walls, fencing and a store shed. Gated rear access also exists.

COUNCIL TAX BAND = C

EPC = E

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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.