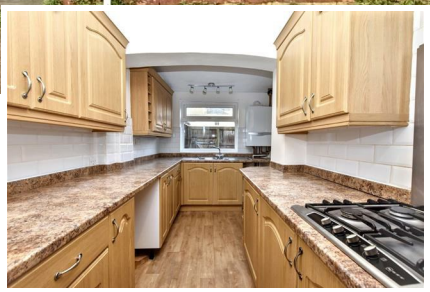
TOWN PROPERTY

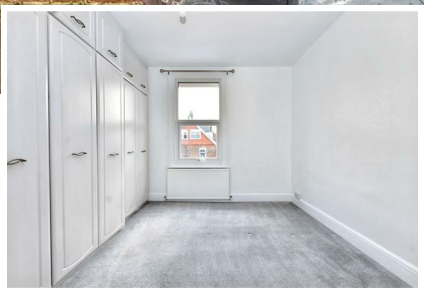
01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

£300,000





37 Rylstone Road, Eastbourne, BN22 7HE

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.

Freehold

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£300,000

Main Features

- Terraced House
- 3 Bedrooms
- Bay Fronted Sitting Room
- Dining Room
- Galley Kitchen
- Conservatory
- Shower Room/WC
- Patio Rear Garden
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Double glazed windows. Inner door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard. Stairs to basement.

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
13'3 x 9'8 (4.04m x 2.95m)
Brick built fireplace. Radiator. Picture rail. Doors to-

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
8'3 x 5'7 (2.51m x 1.70m)
Frosted double glazed window. Double glazed patio doors to garden. Door to-

Stairs from Ground to First Floor Landing
Split level landing. Built in cupboard. Loft access (not inspected).

Bedroom 1
12'10 x 10'10 (3.91m x 3.30m)
Extensive range of fitted wardrobes. Radiator. Double glazed window to front aspect.

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

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.