



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£325,000



## 29 Chaffinch Road, Eastbourne, BN23 7SJ

This well presented three bedroom semi detached home sits on a large corner plot and offers spacious, versatile living ideal for families. The property features a bright through lounge/dining room, a convenient ground floor WC and three well proportioned bedrooms. Externally, there is off road parking for multiple vehicles, a garage and generous outdoor space. Ideally located close to sought after schools and a range of local amenities, the property is offered to the market chain free and early viewing is highly recommended.

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## Main Features

- Semi Detached House on Corner Plot
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage
- Close to Local Schools, Shops & Transport Links
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Radiator. Understairs cupboard.

## Cloakroom

Low level WC with concealed cistern. Wash hand basin with tiled splashback. Radiator. Frosted double glazed window.

## Lounge/Dining Room

24'9 x 11'6 (7.54m x 3.51m)

Two radiators. Double glazed window to front aspect. Double glazed windows and patio doors to garden.

## Kitchen

9'10 x 8'0 (3.00m x 2.44m)

Fitted range of wall and base units, surrounding laminate worktops with inset wash hand basin and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for appliances. Double glazed window to rear. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

## Bedroom 1

14'9 x 10'0 (4.50m x 3.05m)

Radiator. Double glazed window to front aspect.

## Bedroom 2

10'8 x 9'8 (3.25m x 2.95m)

Radiator. Double glazed window to rear aspect.

## Bedroom 3

9'7 x 7'8 (2.92m x 2.34m)

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

## Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window.

## Outside

The rear garden occupies a large corner plot and is mainly laid to lawn with an area of patio adjoining the house.

## Parking

A block paved driveway to the front of the property provides off road parking and access to the-

## Garage

Up and over door. Light and power.

EPC = C

COUNCIL TAX BAND = C

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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.