TOWN PROPERTY

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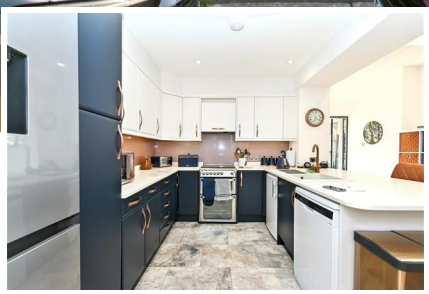
Freehold

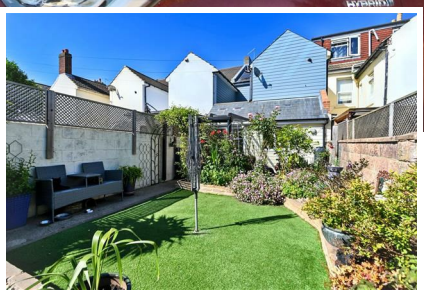
2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£335,000 - £350,000









13 Gilbert Road, Eastbourne, BN22 8JA

GUIDE PRICE £335,000 TO £350,000
An immaculately presented and exceptionally well maintained, this stunning two double bedroom terraced home offers stylish, contemporary accommodation in a highly convenient location close to the seafront, local shops and a wide range of amenities. The beautifully appointed interior comprises a welcoming lounge, a superb kitchen/dining room finished to a high standard, separate utility room, study and ground floor WC. On the first floor are two generous double bedrooms and a spacious, elegantly finished family bathroom. Outside, the private westerly facing rear garden has been thoughtfully landscaped for low maintenance enjoyment, featuring a resin patio, artificial lawn and an attractive pergola, providing an ideal space for relaxing or entertaining. Presented in pristine condition throughout, this is a fantastic opportunity to acquire a turnkey home in a sought after coastal location. Early viewing is highly recommended.

Freehold

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Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Office
- Kitchen
- Utility Room
- Bath & Shower Room/WC
- Artificial Lawned Rear Garden

Entrance
Front door to-

Porch
Inner door to-

Hallway
Radiator. Understairs cupboard. Window.

Lounge
14'2 x 12'1 (4.32m x 3.68m)
Radiator. Feature fireplace. Double glazed bay window to front aspect.

Office
10'3 x 5'9 (3.12m x 1.75m)
Radiator. 8 power sockets. Window.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap and cupboard below. Extractor fan.

Kitchen/Dining Room
18'6 x 16'1 (5.64m x 4.90m)
Range of wall and base units, surrounding Minerva worktops with inset sink unit and mixer tap. Space and plumbing for appliances. Space for upright fridge freezer. Peninsula. Roof light. Two windows. Underfloor heating. Door to garden. Door to-

Utility Room
8'1 x 2'6 (2.46m x 0.76m)
Space and plumbing for washing machine and tumble dryer. Underfloor heating. Extractor fan. Double glazed window to rear aspect.

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

Bedroom 1
14'6 x 13'0 (4.42m x 3.96m)
Radiator. Fitted wardrobes, dressing table and window seat with drawers. Double glazed bay window to front aspect.

Bedroom 2
12'0 x 10'1 (3.66m x 3.07m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Corner bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Cupboard housing combi boiler. Radiator. Part tiled walls. Loft hatch. Frosted double glazed window.

Loft Room
14'10 x 11'11 (4.52m x 3.63m)
Currently used as an Art room. Two velux windows. Eaves storage. Sink unit with mixer tap.

Outside
The rear garden is mainly laid to artificial lawn with an area of resin patio and a selecting of mature trees, plants and shrubs.

AGENTS NOTE:
The solar panels are owned with battery.

EPC = B

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.