TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 3 Reception | 1 Bathroom

Guide Price
£330,000 - £350,000



22 Desmond Road, Eastbourne, BN22 7LF

GUIDE PRICE £330,000 - £350,000

A beautifully extended period home offering an impressive blend of character, space and contemporary family living, enviably positioned in the sought after Redoubt area just moments from the seafront and Princes Park. Offered to the market CHAIN FREE, this attractive three bedroom property boasts three versatile reception rooms, with the rear extension creating a wonderful entertaining space complemented by a useful utility area and ground floor cloakroom. Outside, accessed via tri-folding doors, the landscaped west facing garden has been thoughtfully designed for low maintenance, with a patio adjoining the extension and an artificial lawn providing the perfect setting for relaxing and entertaining. A particular highlight is the fully insulated and double glazed garden office, complete with power, offering an ideal work from home space, studio or hobby room. The garden also features a timber built bar, perfect for hosting family and friends. Further benefits include gas central heating and double glazing throughout. Conveniently located adjacent to the beach, next to Princes Park and within easy reach of Sovereign Harbour and its vibrant waterfront restaurants, this is a superb opportunity to acquire a stylish and highly versatile home in one of Eastbourne's most desirable coastal locations.

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Main Features

- Extended Period Terraced House
- 3 Bedrooms & 3 Reception Rooms
- Landscaped West Facing Garden
- Utility Area And Ground Floor WC
- Insulated Garden Office With Power
- Timber Built Garden Bar
- Gas Central Heating And Double Glazing
- Adjacent To Princes Park And The Beach
- Close To Sovereign Harbour Amenities
- CHAIN FREE

Entrance
Front door to-

Porch
Inner door to-

Hallway
Radiator. Understairs cupboard.

Lounge
13'11 x 13'4 (4.24m x 4.06m)
Radiator. Fireplace. Double glazed box bay window to front aspect.

Kitchen
13'3 x 9'1 (4.04m x 2.77m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker with extractor above. Space and plumbing for dishwasher. Cupboard housing gas boiler. Door to utility area.

Dining Room
12'8 x 9'3 (3.86m x 2.82m)
Radiator. Fitted units in chimney recesses. Double glazed double doors to-

Sun Room
11'9 x 10'6 (3.58m x 3.20m)
Radiator. Double glazed sky lantern. Double glazed tri folding doors to garden.

Utility Area
7'1 x 3'8 (2.16m x 1.12m)
Space and plumbing for washing machine. Double glazed window to rear aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Radiator. Loft access (not inspected). Storage cupboard over stairs.

Bedroom 1
15'0 x 11'1 (4.57m x 3.38m)
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2
13'0 x 11'6 (3.96m x 3.51m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'9 x 7'7 (2.67m x 2.31m)
Radiator. Double glazed window to front aspect.

Bath & Shower Room/WC
Panelled bath with mixer tap. Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Extractor fan. Frosted double glazed window.

Outside
The rear garden is mainly laid to artificial lawn with an area of patio adjoining the house. There is a timber built bar and an insulated outbuilding with power currently used as a home office. Gated rear access.

COUNCIL TAX BAND = D

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.