TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£375,000



269 Seven Sisters Road, Eastbourne, BN22 0QL

This immaculately presented three bedroom link detached house occupies a pleasant walkway position and is conveniently located within easy reach of excellent local amenities, well regarded schools and transport links. Beautifully maintained throughout, the property offers spacious accommodation, making it an ideal choice for families and those seeking a comfortable, modern home. The ground floor comprises a welcoming lounge, a stylish kitchen/dining room, separate utility room, a delightful conservatory overlooking the rear garden and a convenient ground floor cloakroom. To the first floor are three bedrooms, complemented by a modern family bath/shower room, with the additional benefit of attractive views towards the South Downs. Outside, the property enjoys a generously sized, private and sunny rear garden, providing an ideal setting for outdoor dining, relaxation and entertaining. A garage and off road parking, conveniently accessed from the rear, further enhances the appeal of this lovely home. Ideally situated for local schools, shops, amenities and nearby railway connections, this superbly presented property combines a peaceful residential setting with everyday convenience. An early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

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Main Features

- Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge & Conservatory
- Kitchen/Dining Room
- Utility Room
- Family Bathroom/WC
- Landscaped Rear Garden
- Garage

Entrance
Front door to-

Entrance Hall
Radiator.

Ground Floor Cloakroom
Low level WC. Vanity unit with inset wash hand basin and mixer tap. Radiator. Double glazed window.

Lounge
17'7 x 11'10 (5.36m x 3.61m)
Radiator. Feature fireplace. Double glazed window and sliding doors to-

Conservatory
13'8 x 8'2 (4.17m x 2.49m)
Double glazed windows. Double glazed patio doors to garden.

Kitchen/Dining Room
17'5 x 12'0 (5.31m x 3.66m)
Range of wall and base units with surrounding laminate worktop and inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level double electric oven. Integrated dishwasher. Understairs cupboard. Radiator. Three double glazed windows. Double glazed door to-

Utility
12'5 x 3'3 (3.78m x 0.99m)
Space and plumbing for appliances. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 1
12' x 11'9 (3.66m x 3.58m)
Radiator. Range of built in furniture. Double glazed window to front aspect.

Bedroom 2
11'11 x 9'7 (3.63m x 2.92m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'10 x 7'6 (2.69m x 2.29m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC. Part tiled walls. Heated towel rail. Two double glazed windows.

Outside
The landscaped rear garden is mainly laid to lawn with an area of patio and a variety of mature plants and shrubs.

Garage
Up and over door, light and power

Parking
Off road parking for 4 cars

AGENTS NOTE:
Leased solar panels.

COUNCIL TAX BAND = 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.