





TOWN PROPERTY

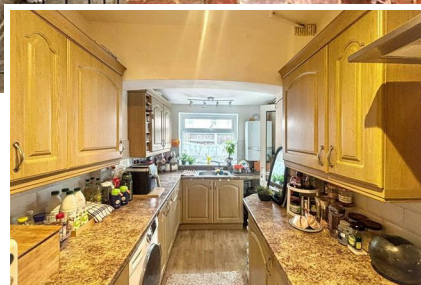


01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

£315,000



37 Rylstone Road, Eastbourne, BN22 7HE

A bay fronted three bedroom two reception room terraced house enviably situated in the Redoubt area, yards from Eastbourne Seafront. Providing spacious and well proportioned accommodation the house benefits from a bay windowed lounge, separate dining room, refitted kitchen and conservatory. The first floor comprises of three bedrooms and a refitted shower room. Local shops can be found nearby in Seaside and with the house being sold chain free, an internal inspected comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Conservatory
- Kitchen
- 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.

Lounge

15'3 x 13'7 (4.65m x 4.14m)

Picture rail. Radiator. Feature fireplace with inset coal effect fire. Ceiling rose. Double glazed bay window.

Dining Room

12'11 x 9'1 (3.94m x 2.77m)

Brick built fireplace. Radiator. Picture rail. Doors to-

Conservatory

8'2 x 5'7 (2.49m x 1.70m)

Frosted double glazed window. Double glazed patio doors to garden. Door to-

Kitchen

14'6 x 7'3 (4.42m x 2.21m)

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.

Stairs from Ground to First Floor Landing

Split level landing. Built in cupboard. Loft access (not inspected).

Bedroom 1

12'8 x 10'10 (3.86m x 3.30m)

Extensive range of fitted wardrobes. Radiator. Double glazed window to front aspect.

Bedroom 2

12'11 x 10'10 (3.94m x 3.30m)

Feature fireplace. Radiator. Built in wardrobe. Double glazed windows to rear aspect.

Bedroom 3

7'9 x 5'7 (2.36m x 1.70m)

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 patio with gated rear access.

COUNCIL TAX BAND = C

EPC = D

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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.