



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£305,000



202 Sevenoaks Road, Eastbourne, BN23 7SA

Lovely open views from the front can be enjoyed from this middle terraced house in Langney that is just a short walk from West Rise school and Langney shopping centre. Having three bedrooms, there is an open plan sitting room and the property features a refitted modern kitchen/dining with mostly integrated appliances and a stylish modern bathroom/wc. In excellent condition throughout, the property also boasts a ground floor cloakroom, rear patio gardens and a garage in a nearby block. Eastbourne's exciting marina development is also approximately one mile distant.

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Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Open Plan Sitting Room
- Refitted Kitchen/Dining Room
- Stylish Modern Bathroom/WC
- Patio Gardens
- Garage In Block
- Far Reaching Views From The Front
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Vestibule

Door to-

Cloakroom

Low level WC. Wall mounted wash hand basin. Frosted double glazed window.

Frosted Door from Entrance Vestibule to-

Open Plan Sitting Room

17'9 x 14'4 (5.41m x 4.37m)

Radiator. Wood laminate flooring. Understairs cupboard. Double glazed window to front aspect.

Refitted Kitchen/Dining Room

17'9 x 9'7 (5.41m x 2.92m)

Range of Wren units comprising of sink bowl with mixer tap double drainer inset into Corian worktops with glossed white cupboards and drawers under. Inset four ring induction hob and eye level oven and microwave. Integrated full height fridge and freezer. Space and plumbing for dishwasher (included). Further space and plumbing for washing machine and tumble dryer. Range of wall mounted units. Extractor. Double glazed sliding doors to rear. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft with ladder (not inspected).

Bedroom 1

14'3 x 10'0 (4.34m x 3.05m)

Radiator. Double glazed window to front aspect.

Bedroom 2

10'8 x 8'7 (3.25m x 2.62m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3

9'3 x 7'8 (2.82m x 2.34m)

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

Stylish Modern Bathroom/WC

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

Newly paved Indian sandstone rear patio garden.

Garage

A garage is located in a block off Chaffinch Road (black door in left hand block).

EPC = C.

Council Tax Band = B.

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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.