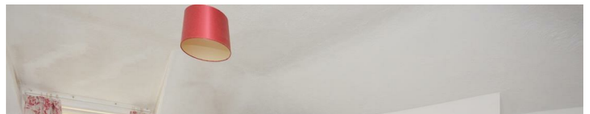
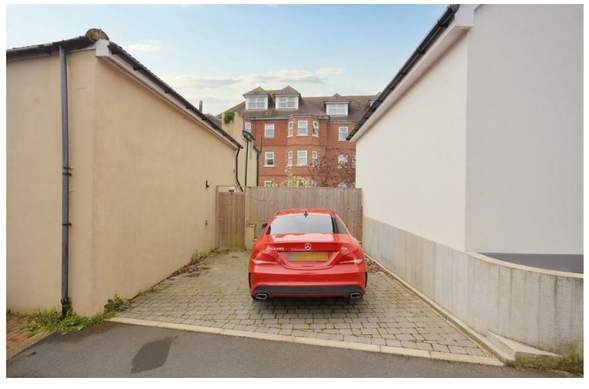
Freehold

3 Selwyn Road,
Eastbourne, BN21 2LA

Offers Over £350,000





3 Bedroom | 2 Reception | 3 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

TOWN PROPERTY

01323 412200

Freehold

Offers Over £350,000

3 Bedroom | 2 Reception | 3 Bathroom






3 Selwyn Road, Eastbourne, BN21 2LA

Conveniently located in Upperton within close walking distance of the town centre, mainline railway station and Gildredge Park, this converted stable block is detached and boasts three double bedrooms and has three bathrooms including a Jack and Jill en suite. The property also benefits from a fitted kitchen/breakfast room, open plan sitting room and an open plan study/dining room whilst the rear lobby/utility leads to the new rear patio area laid to Indian sandstone and having surrounding fencing. The gated front courtyard is well planted with shrubs and plants and a new block paved driveway to the side is double width. This charming home provides excellent and versatile accommodation.

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Freehold

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Offers Over £350,000

Main Features

- Detached Converted Stables
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Open Plan Study/Dining Room
- Kitchen/Breakfast Room
- Open Plan Sitting Room
- Jack & Jill En Suite Bathroom/WC
- Further Bathroom/WC
- Rear Patio Garden & Front Courtyard
- New Double Driveway for up to 2 Vehicles

Entrance
Double glazed door from front courtyard to-

Double Glazed Entrance Porch
Tiled floor. Glazed inner door to-

Entrance Hallway
Door to-

Rear Lobby/Utility Room
Space and plumbing for washing machine. Door to rear.

Ground Floor Shower Room/WC
Fully tiled shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin.

Open Plan Study/Dining Room
Wall mounted electric heater. Carpet. Double glazed window to front aspect. Spiral staircase to first floor.

Kitchen/Breakfast Room
15'5 x 9'9 (4.70m x 2.97m)
Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric cooker, refrigerator, freezer and dishwasher. Range of wall mounted units and extractor. Wall mounted electric heater. Double glazed window to rear aspect.

Open Plan Sitting Room
21'2 x 12'6 (6.45m x 3.81m)
Wall mounted electric heater. Carpet. Double glazed window to front aspect. Staircase to first floor landing.

Bedroom 1
13'3 x 12'3 (4.04m x 3.73m)
Wall mounted electric heater. Carpet. Double glazed window to front aspect.

Staircase from Study/Dining Room to:

Bedroom 2
18'1 x 13'6 (5.51m x 4.11m)
Wall mounted electric heater. Carpet. Double glazed window to front aspect and velux window to side.

Jack & Jill En-Suite Bathroom/WC
Panelled corner bath. Pedestal wash hand basin. Low level WC. Electric heater. Part tiled walls. Velux window.

Bedroom 3
15'4 x 10'0 (4.67m x 3.05m)
Wall mounted electric heater. Fitted wardrobes. Carpet. Double glazed window to rear aspect. Door to landing.

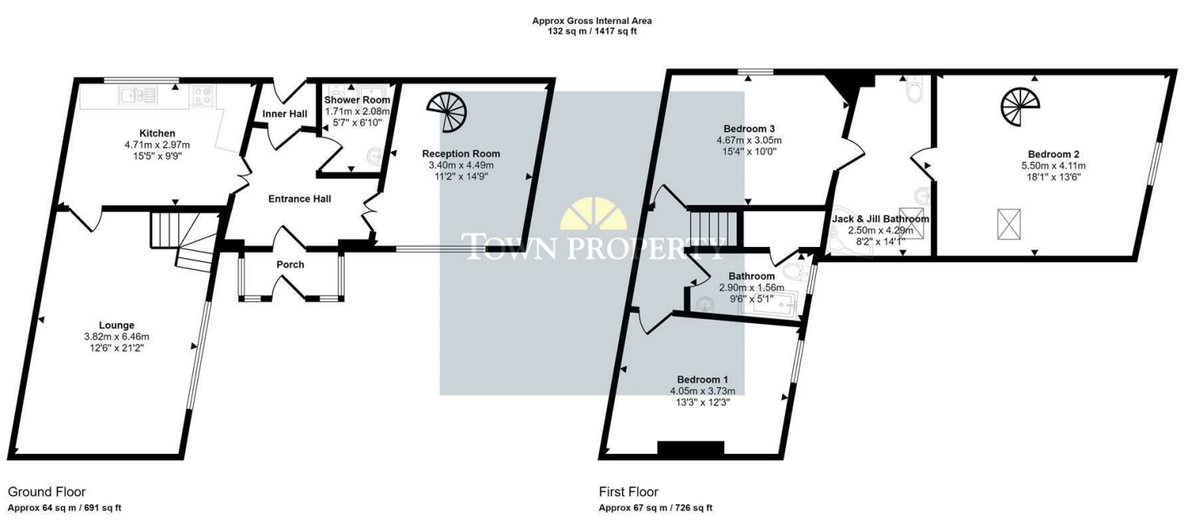
Bathroom/WC
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Shaver point. Electric radiator. Part tiled walls. Airing cupboard. Frosted double glazed window.

Outside
There is a gated front courtyard and a new rear patio garden with surrounding fencing.

Parking
A new block paved driveway adjacent to the property is double width and will serve two vehicles.

EPC = F

Council Tax Band = E



Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.