TOWN PROPERTY

01323 412200

Freehold

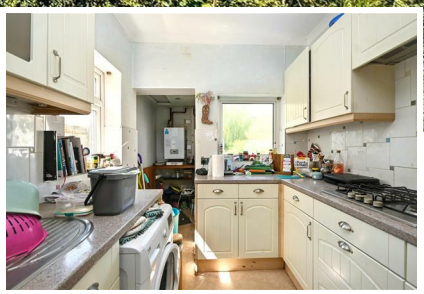
£400,000

3 Bedroom | 2 Reception | 1 Bathroom









57 Broad Road, Eastbourne, BN20 9QT

An attractive 3 bedroom semi detached house set in Lower Willingdon on this popular tree lined road. Providing spacious and well proportioned accommodation the house benefits from 2 reception rooms, the dining room opening onto wonderful lawned gardens, a fitted kitchen, 3 double bedrooms, bathroom and separate cloakroom. Wonderful downland views can be enjoyed from the front and local shops & schools are within comfortable walking distance. Though in need of some updating the house offers wonderful potential and an internal inspection comes highly recommended.

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Freehold

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Main Features

- Attractive 3 Bedroom Semi Detached House In Sought After Lower Willingdon
- Positioned On A Popular Tree Lined Residential Road
- Spacious & Well Proportioned Accommodation Throughout
- 2 Generous Reception Rooms Ideal For Family Living & Entertaining
- Dining Room Opening Directly Onto Wonderful Lawned Rear Gardens
- Fitted Kitchen With Scope For Modernisation & Improvement
- 3 Good Sized Double Bedrooms
- Bathroom With Separate Cloakroom
- Enjoying Delightful Downland Views From The Front Aspect
- Walking Distance To Local Shops, Schools & Amenities With Excellent Potential To Create A Superb Family Home

Entrance
Covered porch with door to -

Hallway
Radiator. Wood effect flooring. Understairs cupboard. Stairs to first floor.

Lounge
14'4 x 11'11 (4.37m x 3.63m)
Radiator. Feature fireplace with surround & hearth. Wall lights. Dado rail. Double glazed bay window to front aspect.

Dining Room
13'9 x 10'10 (4.19m x 3.30m)
Picture rail. Wood effect flooring. Double glazed window and door to rear garden.

Fitted Kitchen
11'9 x 7'5 (3.58m x 2.26m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with extractor cooker hood above. Built-in double electric oven. Space for upright fridge/freezer. Plumbing and space for washing machine. Wall mounted gas boiler. Double glazed windows to side & rear aspects. Door to garden.

Stairs from Ground to First Floor Landing:
Dado rail. Coved ceiling. Loft access (not inspected). Double glazed window.

Bedroom 1
13'4 x 11'3 (4.06m x 3.43m)
Radiator. Picture rail. Double glazed bay window with glorious views towards the South Downs.

Bedroom 2
12'1 x 10'6 (3.68m x 3.20m)
Radiator. Picture rail. Double glazed window to rear aspect.

Bedroom 3
7'7 x 6'11 (2.31m x 2.11m)
Radiator. Coved ceiling. Double glazed window with glorious views towards the South Downs.

Bathroom
White suite comprising panelled bath with shower over. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Separate Cloakroom
Low level WC. Part tiled walls. Radiator. Frosted double glazed window.

Outside
Rear Garden: The wonderful enclosed rear gardens are laid to lawn with mature trees & shrubs that provide a high level of seclusion. There is a wooden shed and garage with up & over door.

Front Garden: To the front there is block paved off road parking for several vehicles and flower beds.

AGENTS NOTE:
Please note vehicular access to the garage is not possible.

EPC = 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.