



Cavendish & Co.



55 Seaford Road, Eastbourne, BN22 7JS

£285,000

Freehold - (draft copy)

FAVOURRED REDOUBT AREA | Cavendish & Co are delighted to offer to the market this period three bedroom mid-terrace house located in the sought after Redoubt area within easy reach of local shops and amenities in nearby Seaside, Doctors, Dentists, the Seafront and bus services. The property comprises double glazed front door into Entrance Vestibule having tiled floor and further door into Entrance Hallway with understairs storage cupboard. Lounge: Coved ceiling, picture rails, feature fire surround with open fireplace, square bay window overlooking front elevation. Dining Room: Picture rails, feature fire surround with original cast iron fireplace, window to rear elevation. Kitchen: Fitted with a range of cream base, drawer and wall units, contrasting working surfaces incorporating inset stainless steel single drainer sink unit with window above overlooking rear elevation, tiled splashbacks, space and point for gas cooker, integrated dishwasher, space for fridge/freezer, wall mounted gas fired boiler, stable door opening to: Conservatory: Partly brick built and double glazed with radiator. Door opening to rear garden and door to: Cloakroom/wc, Low level wc, wash hand basin and space and plumbing for washing machine. From entrance hall stairs rising to: First Floor Landing: Bathroom/wc: White suite comprising panelled bath with twin grips, mixer tap, electric shower over and bi-fold shower screen, pedestal wash hand basin, low level wc, half tiled walls, hatch to loft space, obscure window. Master Bedroom: A range of built-in wardrobe cupboards either side of chimney breast, built-in airing cupboard housing hot water cylinder, picture rails and window to rear. Bedroom Two: Built-in wardrobe cupboard, picture rails, square bay window to front. Bedroom Three: Picture rails and bay window to front. Outside: Small paved front garden with flower and shrub borders, bounded by walling. Rear garden laid mainly to lawn with mature flower and shrubs, paved patio area, enclosed by walling and fencing, rear gate access to service alley. The property is considered to be in good order throughout and an early viewing is strongly advised by the owners' agents.

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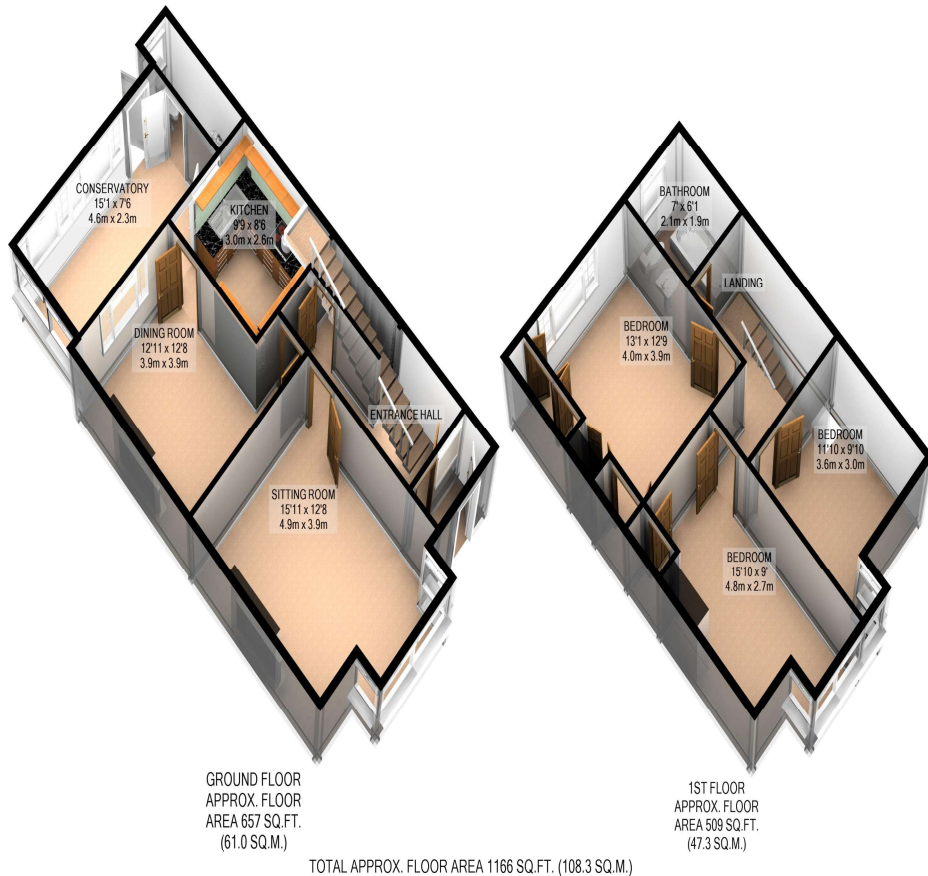
www.cavendishandcoestateagents.co.uk

REGISTERED OFFICE: 85 WESTFIELD LANE, HASTINGS, EAST SUSSEX, UNITED KINGDOM TN37 7NF • REGISTRATION No. 8602334

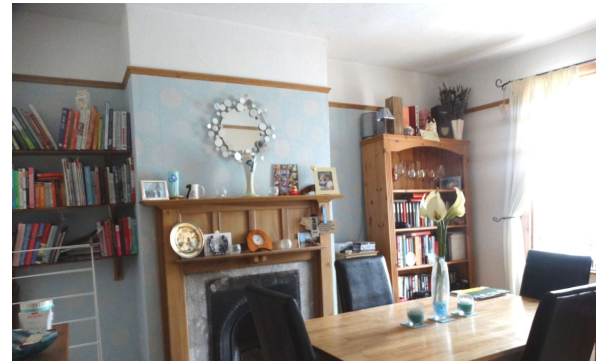


ENTRANCE VESTIBULE
ENTRANCE HALL
LOUNGE
DINING ROOM
KITCHEN
CONSERVATORY
CLOAKROOM/WC

FIRST FLOOR LANDING
MASTER BEDROOM
BEDROOM TWO
BEDROOM THREE
BATHROOM/WC
OUTSIDE
Front & Rear Gardens
EPC RATING 'C'



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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FIXTURES AND FITTINGS: Fixtures and fittings other than those mentioned above to be agreed with the vendor.

SERVICES: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

MORTGAGE AND FINANCIAL ADVICE: Our Independent Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange your appointment, please contact our office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

ALL MEASUREMENTS: All measurements are approximate.

OTHER SERVICES AVAILABLE: We can recommend highly qualified builders, local solicitors, chartered surveyors and removal companies. To arrange home visits or free quotations please contact our office.

VIEWING BY APPOINTMENT ONLY: Please contact our office. Tel: 01323 736000