



123 Royal Parade, Eastbourne, BN22 7JY

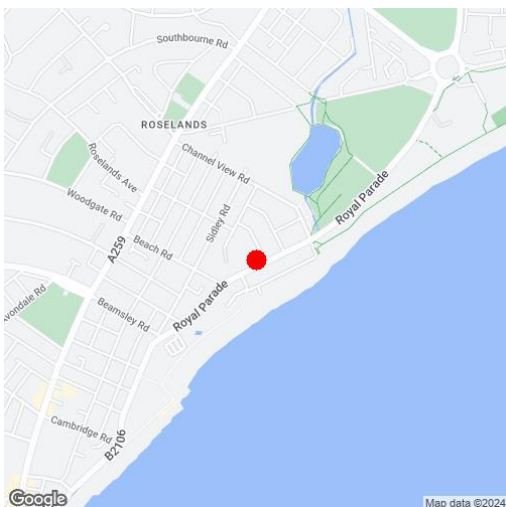
Price £425,000 | Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Affording delightful sea views - A most attractive semi-detached house of pleasing character with four double bedrooms providing deceptively spacious accommodation located on Eastbourne's fine seafront, available with no onward chain. The house provides spacious accommodation that is principally arranged over two floors. The ground floor comprises two generous reception rooms with casement doors opening from the sitting room onto the rear garden and a well appointed kitchen with a comprehensive range of modern wall and base units together with an integrated Neff double oven, gas hob and fridge/freezer. There are three good size bedrooms on the first floor, one with an en-suite shower room and the others served by a spacious modern bathroom with both a bath and shower cubicle. The fourth bedroom is on the second floor and provides access to a useful loft room. The house is set within gardens to the front and rear, the latter extending to approximately 35' being laid partly to lawn with a patio and productive kitchen garden. Enjoying a much favoured location, adjacent to the seafront, the house is within a couple of hundred yards from Princes Park with local shopping facilities in the immediate vicinity.





At a Glance:

- Wonderful seafront location affording sea views
- Four generous bedrooms
- Two bath/shower rooms (one en-suite)
- Two reception rooms
- 17' kitchen/breakfast room
- Gardens to front & rear
- Well presented throughout
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

PORCH

HALL

CLOAKROOM / WC

SITTING ROOM

17'6" (5.33m) x 11'0" (3.35m)

DINING ROOM

16'0" (4.88m) x 12'0" (3.66m)

KITCHEN / BREAKFAST ROOM

17'0" (5.18m) x 8'0" (2.44m)

LANDING

BEDROOM 1

16'4" (4.98m) x 10'0" (3.05m) Plus depth of fitted wardrobes

BEDROOM 2

14'4" (4.37m) x 11'0" (3.35m)

EN-SUITE SHOWER ROOM

BEDROOM 4

11'6" (3.51m) x 9'2" (2.79m) Max

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 3

19'8" (5.99m) x 11'4" (3.45m) Max With some restricted head room

OUTSIDE:

GARDENS TO FRONT & REAR

COUNCIL TAX:

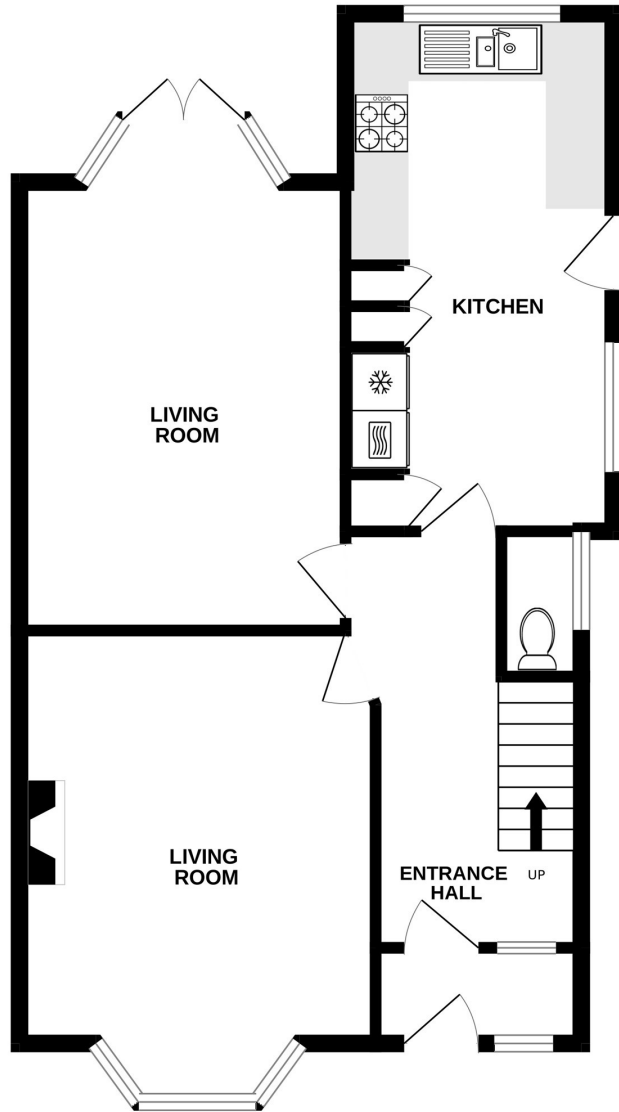
Band 'D'

EPC:

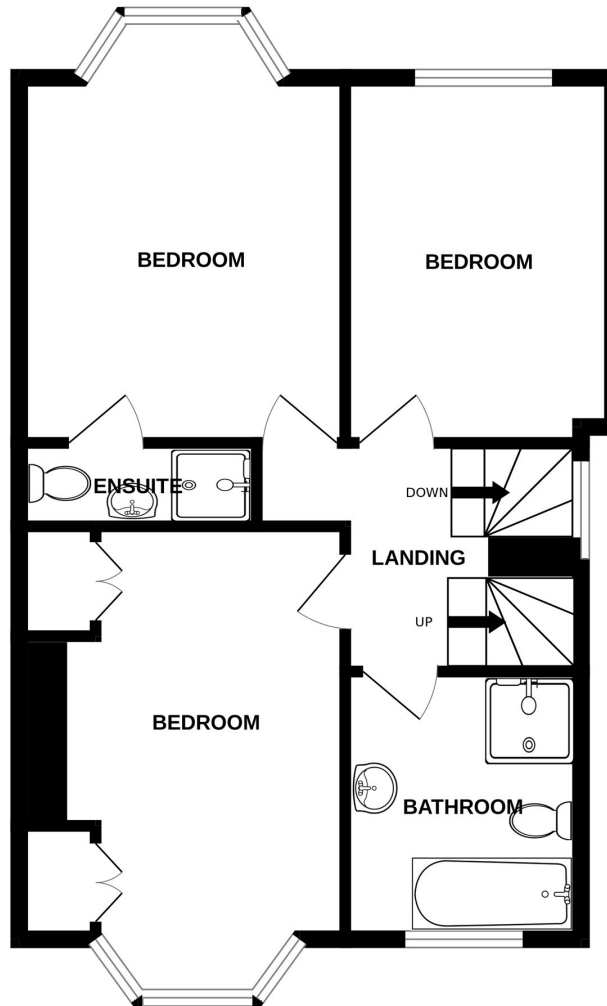
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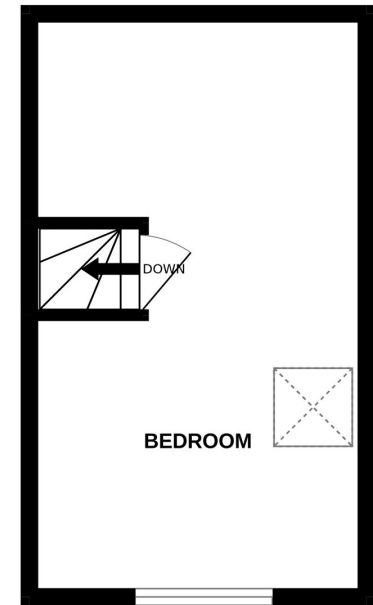
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Ref: 1

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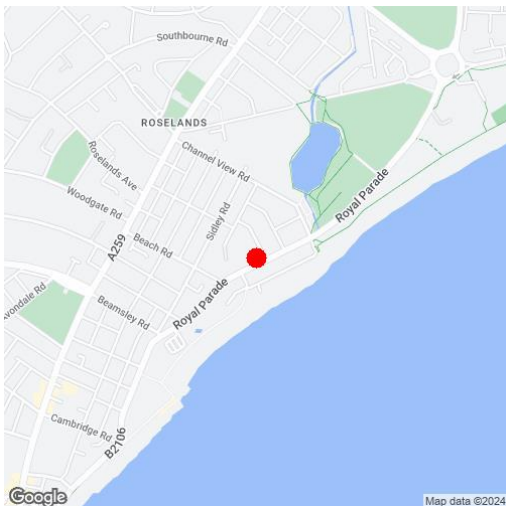
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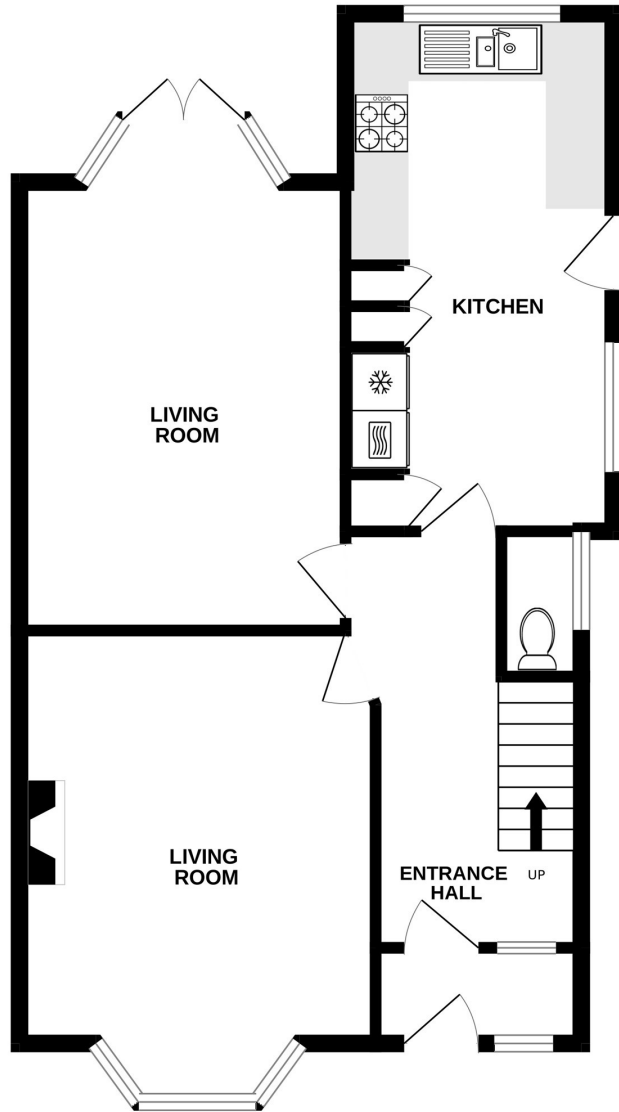
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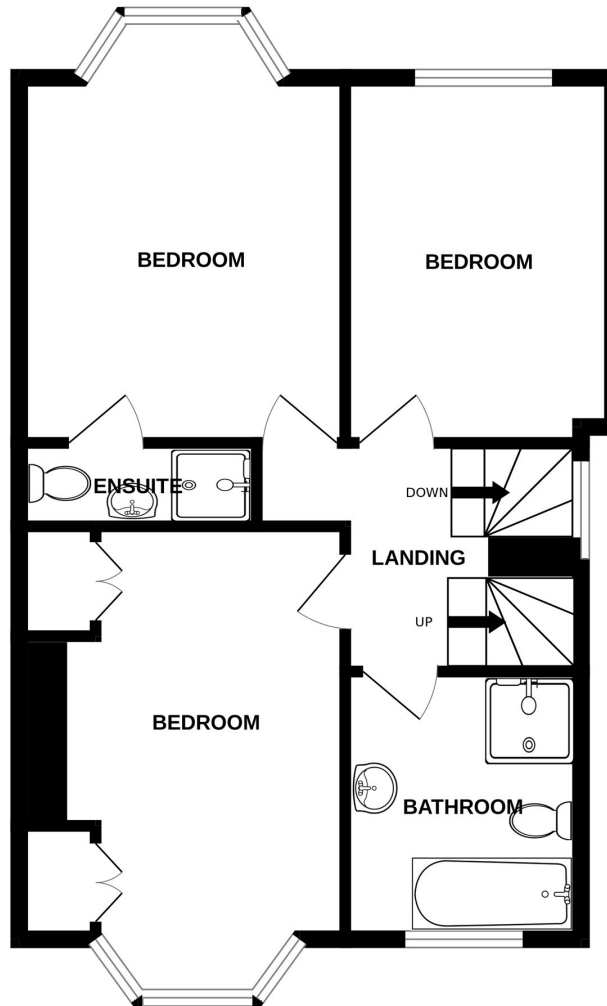
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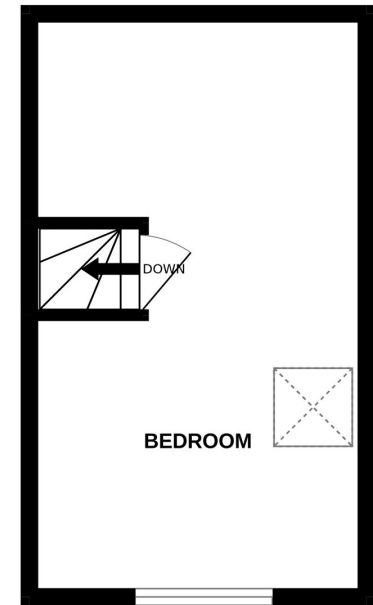
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