



3 Annington Road, Eastbourne, BN22 8NG

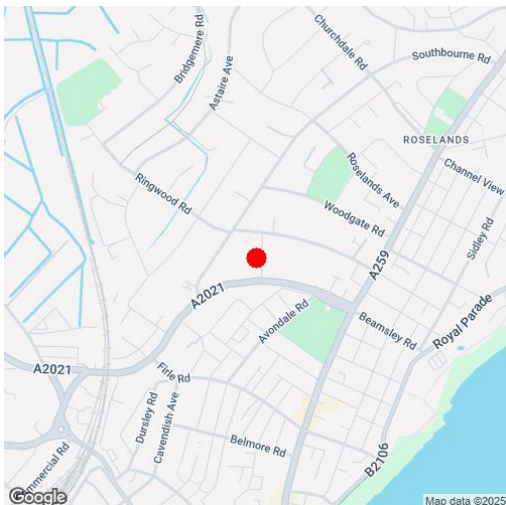
Price £235,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious three bedroom house conveniently located on the borders of Roselands and Seaside available with no onward chain. The house forms part of a terrace of similar properties and provides well proportioned accommodation that includes two communicating reception rooms a 13' x 10' kitchen and wc on the ground floor and three bedrooms and shower room on the first floor. Although benefiting from sealed unit double glazing and gas central heating, the house is now in need of complete modernisation and redecoration and will most likely require a new roof as part of the ceiling has come down in the landing; however this has been reflected in the competitive asking price. Schools catering for most age groups are in the vicinity whilst both Eastbourne town centre and the seafront are little more than a half mile away.





At a Glance:

- Three bedrooms
- Two reception rooms
- Ground floor wc
- 30` paved garden
- Gas central heating
- Sealed unit double glazing
- In need of complete refurbishment as reflected in the competitive asking price

Accommodation:

PORCH

HALL

SITTING ROOM

14'6" (4.42m) Into Bay x 12'0" (3.66m)

DINING ROOM

11'6" (3.51m) x 9'6" (2.9m)

KITCHEN

13'0" (39.62m) x 10'0" (3.05m)

WC

BEDROOM 1

15'6" (4.72m) x 11'6" (3.51m)

BEDROOM 2

11'6" (3.51m) x 8'6" (2.59m)

BEDROOM 3

10'0" (3.05m) x 9'6" (2.9m)

SHOWER ROOM/WC

OUTSIDE:

30` PAVED GARDEN

COUNCIL TAX:

Band "B"

EPC:

"D"



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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