



22 Rylestone Road, Eastbourne, BN22 7HG

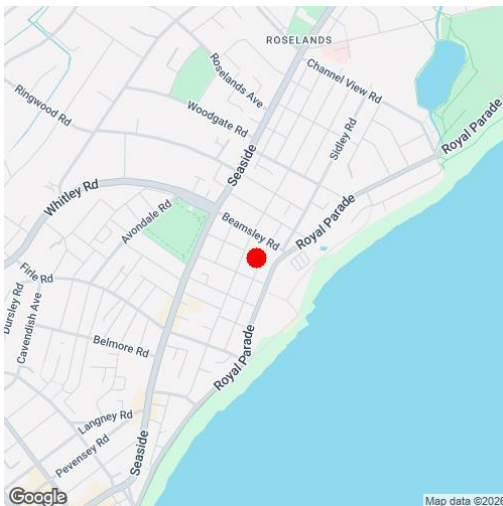
Price £300,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A spacious three bedroom two reception room period terraced house located in the popular Redoubt area of Eastbourne and situated just off of Eastbourne's picturesque seafront. The property benefits from excellent sized accommodation comprising entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room leading to a side lean to/utility room, stairs rise from the entrance hall to a spacious first floor landing where there are three good size bedrooms along with a large bathroom. The property also has a private rear garden and additional benefits include double glazing and gas central heating. The property is conveniently located close to bus routes, local shops, and a short walk to the beach. Eastbourne town centre and train station are approximately a mile away.





## At a Glance:

- Three bedroom terraced house
- Just off Eastbourne seafront
- Popular Redoubt area
- Sitting room
- Dining room
- Kitchen/breakfast room
- Lean to/utility room
- Bathroom
- Double glazing
- Gas central heating

## Accommodation:

### ENTRANCE HALL

### SITTING ROOM

14'8" (4.47m) x 12'2" (3.71m)

### DINING ROOM

13'0" (3.96m) x 12'0" (3.66m)

### KITCHEN

14'5" (4.39m) x 9'7" (2.92m)

### UTILITY ROOM

15'4" (4.67m) x 5'0" (1.52m)

### WC

### FIRST FLOOR LANDING

### BEDROOM 1

12'6" (3.81m) x 10'4" (3.15m)

### BEDROOM 2

11'7" (3.53m) x 9'0" (2.74m)

### BEDROOM 3

8'8" (2.64m) x 5'4" (1.63m)

### BATHROOM

### OUTSIDE:

### FRONT & REAR GARDENS

### COUNCIL TAX:

Band "C"

### EPC:

T.B.C.



## Floorplan Awaited

Ref: 1

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