



This spacious three bedroom home is situated conveniently placed for the amenities of Eastbourne town centre and train station, with care and attention having been paid to the presentation of this lovely family home. The current owners have improved the property throughout their ownership having added fitted shutters throughout, replaced oak internal doors, double glazing and gas central heating and modern kitchen and bathroom. The accommodation on offer comprises of lovely bay fronted lounge with fireplace, the dining room opens into the kitchen which creates a sociable space for entertaining and family. The kitchen is well equipped and has access to the rear garden and the modern bathroom is also on this floor with a further W.C on the first floor. Also on the first floor are three double bedrooms, one with built in wardrobe storage. There is also access to a very large loft, which has a fitted ladder and is boarded. The rear garden is decked and paved for easy maintenance. At the end of the road is Seaside Recreation Ground ideal for walking the dog, there is also a new adventure playground for the kids. A short walk beyond the park is Eastbourne Beach, you can stroll along the promenade down to the pier. The train station and Beacon shopping centre are also in reasonable walking distance. This is a good area for local schools, being within walking distance of Roselands Infants' School and Stafford Junior School.

**Guide Price £325,000**

**Tenure Freehold | Council Tax Band- B**



9 Neville Road, Eastbourne, BN22 8HR

**Surrige Mison**  
ESTATES

**Entrance Hall**- Double glazed door to front. Laminate flooring. Radiator. Stairs leading to first floor.

**Lounge** - 4.52m x 3.33m (14'10" x 10'11")- Double glazed bay window to front with fitted shutters. Open fireplace. Radiator. TV point. Carpet flooring. Coving.

**Dining Room** - 4.39m x 3.61m (14'5" x 11'10")- Double glazed window to rear with fitted shutters. Open fireplace. Radiator. Telephone point. Laminate flooring. Open to kitchen.

**Kitchen** - 3.51m x 3m (11'6" x 9'10")- Double glazed window and door to side with fitted shutters. Understairs cupboard. Wall mounted boiler. Partially tiled walls and laminate flooring. Fully fitted with a range of white wall and base units with space and plumbing for washing machine, fridge/freezer and single electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner gas hob.

**Bathroom**- Double glazed opaque window to rear with fitted shutters. Partially tiled walls and tiled flooring. Extractor fan. Towel rail. Modern suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

**First Floor Landing** - Carpeted. Loft access with fitted ladder. Loft is large and boarded.

**Separate W.C.**- Double glazed opaque window to side. Laminate flooring. Wash hand basin and W.C.

**Bedroom One** - 4.06m x 3.63m (13'4" x 11'11")- Two double glazed windows to front with fitted shutters. Built in wardrobes. Radiator.

**Bedroom Two** - 3.58m x 2.69m (11'9" x 8'10")- Double glazed window to rear with fitted shutters. Radiator. TV point.

**Bedroom Three** - 2.97m x 2.57m (9'9" x 8'5")- Double glazed window to rear with fitted shutters. Radiator. Fireplace.

**Rear Garden** - Patio and decking. Fencing surrounds. Gated rear access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



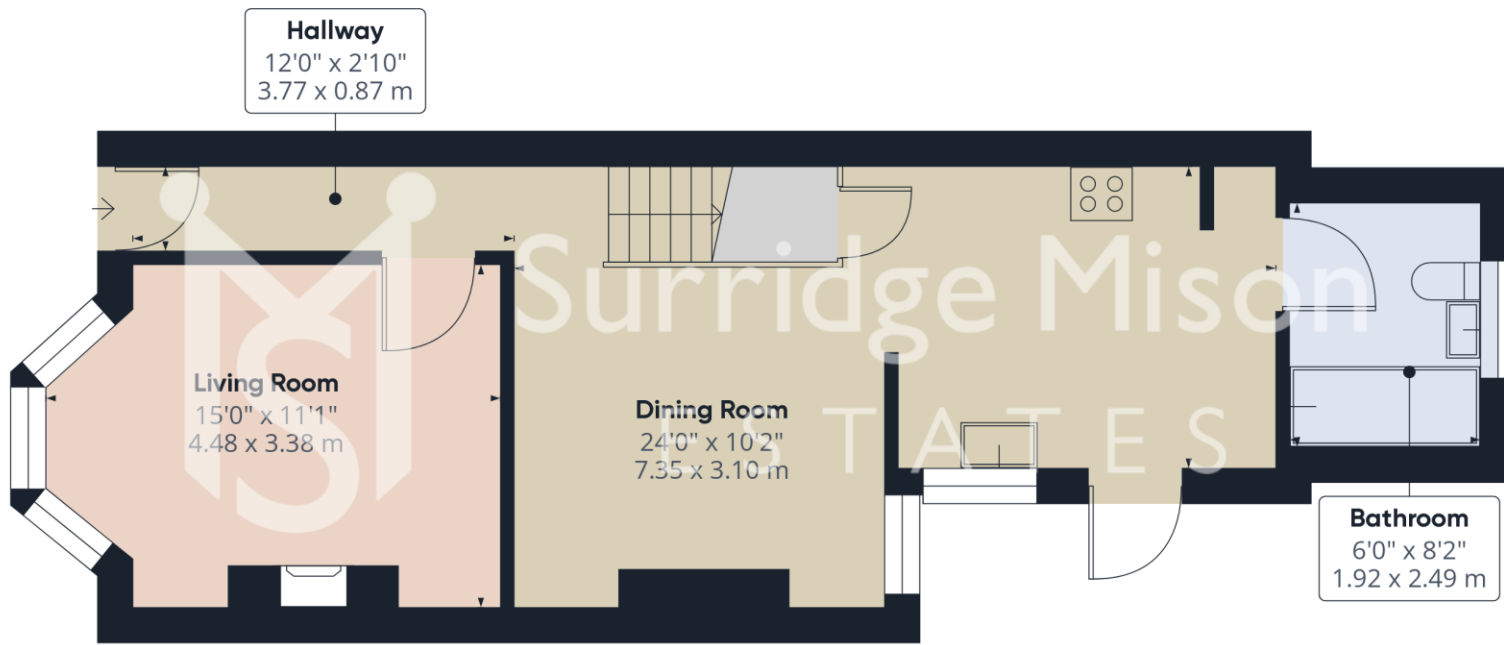
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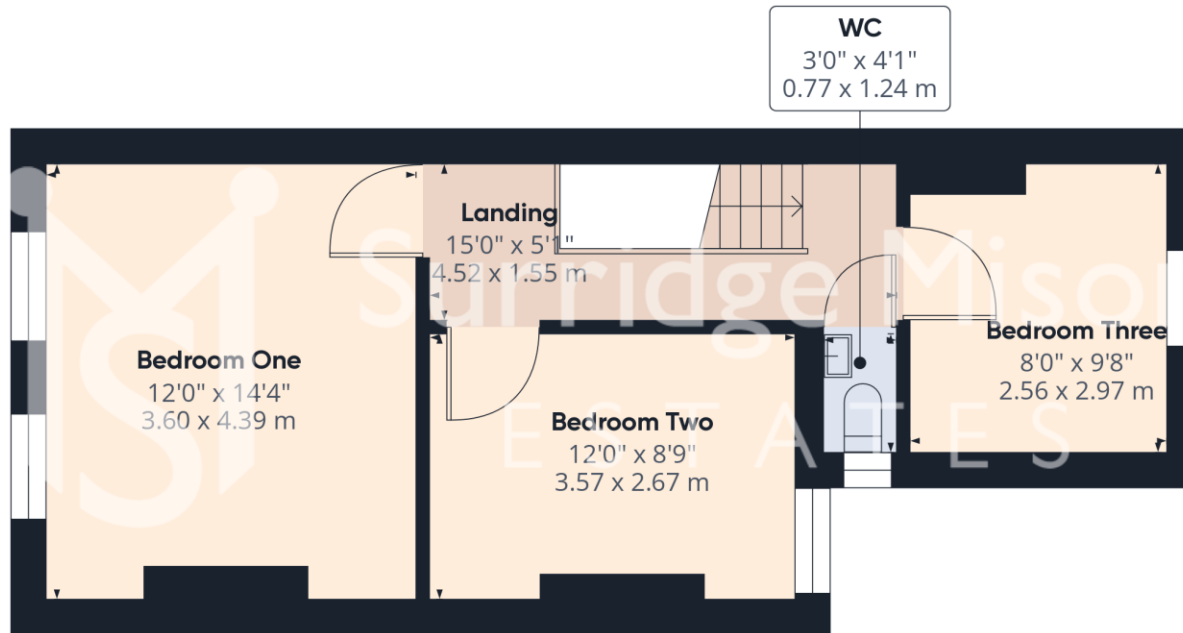
[www.surridgemison.com](http://www.surridgemison.com)

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

933.23 ft<sup>2</sup>

86.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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