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PROTECTED

PRS Property
Redress
Scheme



29 Penhale Road, Eastbourne, East Sussex, BN22 7JX
£275,000



Surridge Mison
ESTATES

CHAIN FREE. FREEHOLD.

Opportunities like this don't come along every day! The chance to own a ground floor property with gardens and parking plus the overall Freehold for the building in this highly sought after position in Redoubt, Eastbourne.

The previous owners saw the chance to own a substantial character home and were responsible for the conversion to two single dwellings. The ground floor property boasts two reception rooms, two/three bedrooms and two bathrooms, plus a well equipped kitchen and the lovely walled garden with gated access providing the off road parking. Added to the garden has also been a brick garage/outbuilding with power and light which has a variety of uses and could provide the perfect work from home office or studio. There is also a walled front garden accessed by wrought iron gate with lovely wrought iron railing, raised flower beds with planting and tiled flooring.

The home is extremely well maintained and whilst cosmetic updating will be required benefits include full double glazing throughout and gas central heating.

Redoubt is perfectly located for easy access to Eastbourne Seafront where level seafront walks can be enjoyed. There is also the popular Princes Park within close proximity and a variety of cafes and restaurants. Local shops can be found within easy reach, with the larger shopping facilities at The Crumbles in Sovereign Harbour, The Beacon Centre Eastbourne town and large out of town shopping developments all well placed.





Entrance Hall - 1.16m x 3.5m (3'9" x 11'5")- UPVc double glazed door to front. Carpeted with radiator and deep built in storage cupboard housing electricity consumer unit.

Shower Room and W.C - 0.82m x 2.73m (2'8" x 8'11")- Shower cubicle with tiled enclosure and electric shower. Partially tiled walls and carpeted. Wash hand basin and low level W.C. Extractor fan.

Lounge - 3.45m x 4.25m (11'3" x 13'11")- Bay fronted with UPVc double glazed window to front. Carpeted with coved ceiling. Wall lights, radiator. Glazed paneled doors to dining room. T.V point.

Dining Room - 3.31m x 3.7m (10'10" x 12'1")- Glazed paneled doors to lounge. UPVc double glazed window to side. Carpeted with coved ceiling. Wall lights and radiator.

Kitchen - 2.37m x 2.67m (7'9" x 8'9")- Double aspect with double glazed window to side and wooden glazed door to rear garden with opaque double glazed side panel. Tiled flooring and partially tiled walls. Inset ceiling spotlights, radiator. Fitted with a range of base and wall units comprising of cupboards and drawers and housing built in single electric oven with space for fridge/freezer and plumbing for washing machine. Work surfaces with inset stainless steel sink and drainer unit and 4 burner electric hob with fitted stainless steel cooker hood.

Rear Garden- Enclosed by wall with double gates allowing for side access and off road parking. Block paved patio area and driveway, with laid to lawn and planted borders. Outside power points, tap and lighting.

Garage/Outbuilding- Detached and brick built with UPVc double glazed windows to front and side and UPVc personal door. Fitted with power points and lighting. Loft area with fitted ladder.

Bedroom One - 3.3m x 3.32m (10'9" x 10'10")- UPVc double glazed French doors to rear garden. Fitted with a range of built in wardrobes and furniture. Gas boiler and radiator. T.V point.

En-Suite Bathroom - 2.52m x 1.38m (8'3" x 4'6")- Laminated wood flooring with fully tiled walls. Chrome ladder radiator, extractor fan and inset ceiling lights. White suite comprising of bath with mixer taps and electric shower over. Wash hand basin and W.C.

Bedroom Two - 1.94m x 2.47m (6'4" x 8'1")- Double aspect room with double glazed UPVc windows to front and side. Carpeted with radiator. Telephone and T.V points.

Bedroom Three/Study - 1.92m x 1.93m (6'3" x 6'3")- Double aspect room with double glazed UPVc windows to rear and side. Carpeted. T.V point.



Council Tax Band- B EPC Rating- TBC Tenure- Freehold

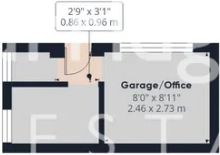
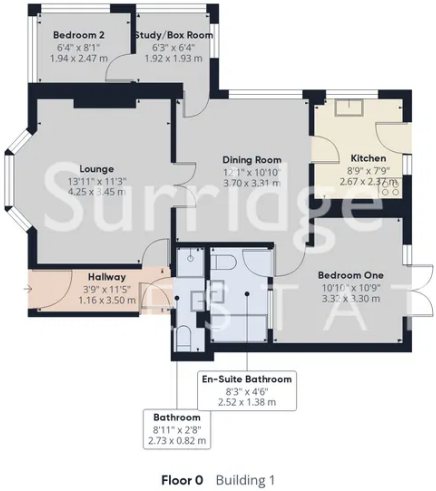
Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas
Solar Power; No
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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.



Approximate total area^m
829 ft²
76.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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