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PROTECTED

PRS Property
Redress
Scheme



7 Carlton Road, Eastbourne, East Sussex, BN22 7EN
£270,000



Surridge Mison
ESTATES

CHAIN FREE

Surridge Mison Estates are delighted to present this CHAIN FREE period terraced house located within close proximity to the stunning seafront in sought after Eastbourne. Although requiring modernisation throughout, the property boasts two double bedrooms, two reception rooms, a larger than average South facing garden, a bathroom plus a shower room, double glazing and gas central heating.

On the ground floor is a porch and entrance hall with stairs rising to the first floor. The first of two reception room is a bay fronted lounge with a fireplace, and there is a dining room. Into the kitchen, which has space for appliances and a lean-to extension off of it. There is also a ground floor bathroom. On the first floor are two double bedrooms, both with a built in wardrobe, and a shower room.

Outside, the rear garden is paved for ease of maintenance, and has plenty of mature planting & flower beds. The front garden is gated with a pathway leading to the front door.

The property 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. The mainline train station is located in Eastbourne, with direct links to Brighton, Gatwick, Tunbridge Wells & London.





Entrance Porch - 1.12m x 0.94m (3'8" x 3'1")- Double glazed door to front. Fitted matting. Coved ceiling. Wooden glazed door to entrance hall.

Entrance Hall - 3.17m x 0.99m (10'5" x 3'3")

Laminate flooring. Radiator. Coved ceiling. Stairs leading to first floor.

Lounge - 3.66m x 3.4m (12'0" x 11'2")

Double glazed bay window to front. Electric fireplace. Radiator. Carpeted. Picture rail.

Dining Room - 4.83m x 3.76m (15'10" x 12'4")

Double glazed window to rear. Laminate flooring. Radiator. Telephone point. Coved ceiling.

Kitchen - 3.38m x 2.64m (11'1" x 8'8")

Double glazed window to side and door leading to lean-to. Vinyl flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher & fridge/freezer. Built in electric oven. Work surfaces with inset 4 burner gas hob and inset stainless steel sink and drainer unit with mixer taps.

Bathroom - 2.36m x 2.01m (7'9" x 6'7")

Double glazed opaque windows to rear and side. Vinyl flooring and partially tiled walls. Coved ceiling. Radiator. Suite comprising of bath with mixer taps, wash hand basin and W.C.

Lean-To - 2.08m x 1.83m (6'10" x 6'0")

Tiled flooring. Glazed doors leading to both sides.

First Floor Landing - 3.71m x 0.89m (12'2" x 2'11")

Loft access. Carpeted.

Bedroom One - 4.8m x 3.43m (15'9" x 11'3")

Two double glazed windows to front. Built in wardrobe. Radiator. Carpeted.

Bedroom Two

Double glazed window to rear. Built in wardrobe. Radiator. Carpeted.

Shower Room - 3.68m x 2.69m (12'1" x 8'10")

Double glazed opaque window to rear. Built in cupboard housing tank. Wall mounted Valliant boiler. Laminate flooring. Radiator. Suite comprising of shower cubicle with tiled enclosure and electric shower, wash hand basin set within vanity unit and W.C.

Front Garden

Walled garden with raised flower beds. Gated path leading to front door.

Rear Garden

Paved garden with further decked area. Walled with gated access to both sides. Outside tap. Pergola. Flower beds.



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.

