

Tel: 01323 489560

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3 CHANNEL VIEW ROAD, EASTBOURNE

GUIDE PRICE £340,000 FREEHOLD

Accommodation: Terraced house, Three Bedrooms, Through Lounge/Diner, Kitchen, Sun Lounge, Bathroom, Separate WC, Rear Garden, Double Glazed Windows, Gas Central heating.

Are you desperate to secure a family home in the highly desirable residential Redoubt area of Eastbourne within $\frac{1}{2}$ mile of the Seafront, beach amenities and Princes Park? If you're prepared to consider being flexible on a period property, then this well-proportioned terraced home could offer the compromise required to secure a property in your preferred location. A viewing is essential to appreciate the through lounge/diner opening onto a Sun Lounge with a 31'11" x 17'8" enclosed rear garden to enjoy all year round. Call The Exchange Property Services today on 01323 489560 to arrange a viewing.

GROUND FLOOR

UPVC part double glazed door to:

Hallway:

Staircase to first floor, radiator, cupboard under stairs:

Through Lounge/Diner:

LOUNGE AREA

4.22m (13'10") max x 3.42m (11'2") plus bay window

Double glazed bay window to front, radiator, laminate flooring:



DINING AREA

3.74m (12'3") x 3.31m (10'10") max

Radiator, double glazed French doors opening onto Sun Lounge:



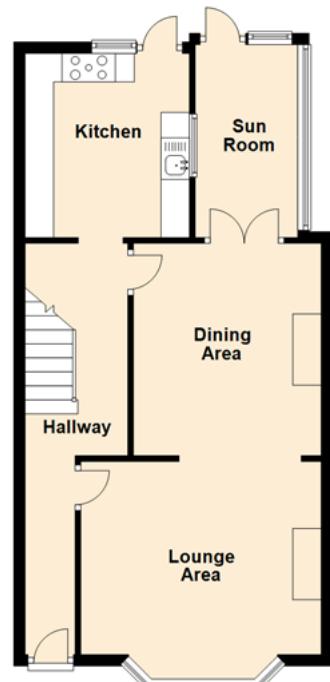
Kitchen:

3.28m (10'07") x 2.91m (9'6"):

Double glazed window to rear and double glazed window to Sun Lounge, partly tiled walls, stainless steel inset sink & drainer, range of base units, cupboards and drawers with laminate worktops over, gas range style cooker, wall mounted gas boiler, plumbing for washing machine, double glazed door to rear garden:



Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

FIRST FLOOR

Landing

Double glazed window to side, airing cupboard, loft access, built in cupboard:

Bedroom One

4.16m (13'7") x 3.04m (9'11")

Double Glazed window to front, radiator:



Bedroom Two

3.02m (9'11") max x 3.31m (10'10") max:

Double glazed window to rear, radiator:



Separate WC

Double glazed window to rear, low level WC

Bedroom Three

3.22m (10'6") x 2.11m (6'10")

Double glazed window to front, radiator:



Bathroom:

Double glazed window to rear, panelled bath with wall mounted electric shower, vanity unit wash hand basin, tiled walls, radiator:





Outside

Front Garden

Paved area:

Rear Garden:

9.73m (31'11") x 5.39m (17'8")

Gated rear access, walls & fencing to sides & rear, patio, lawn, outside toilet, outside tap, storage shed, exterior light:



Rear of Property



Energy performance certificate (EPC)

3 Channel View Road
EASTBOURNE
BN22 7LT

Energy rating

C

Valid until: 31 January 2032

Certificate number: 3032-0122-2100-0049-3206

Property type

Mid-terrace house

Total floor area

97 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

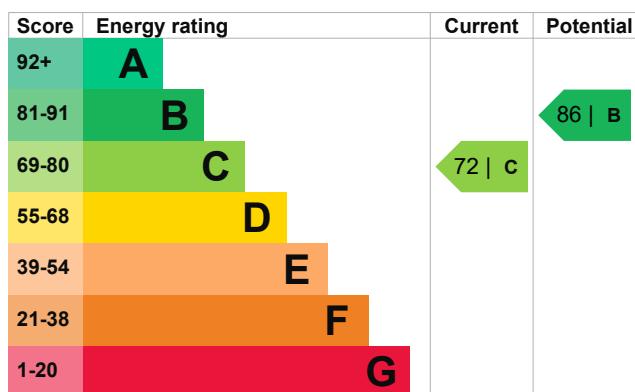
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be happy to recommend one. 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 or licensed conveyancer 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 or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [**\(VISIT OUR WEBSITE FOR MORE INFORMATION\)**](#):

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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