



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Thornwood Close, Eastbourne, BN22

Freehold | House | 3 Bedrooms

A three bedroom house that occupies a large corner plot, which may offer options to extend/develop (STPP). The property is on the market with no onward chain and would benefit from modernisation works. To the rear there is a lawn southerly facing garden, garage and off road parking space.

**FOR SALE**  
**FREEHOLD**  
**£270,000**

### Location

Thornwood Close is located in the Hampden Park area of Eastbourne. The area is popular due to it having a well serviced train station, which is situated just over 1 mile away from the house. Schools for all ages are nearby, as well as shops, bus routes and facilities.

### Front Garden

The property is perfectly positioned on a tree lined walkway, offering a pleasant outlook. The lawned front garden continues to the side of the property, offering a large space which may offer opportunities to extend the house, subject to the necessary permissions being granted. A pathway leads up to the front door, which has a storage cupboard located next to it.

### Entrance Hall

Radiator and telephone point.

### Reception Room

A lovely dual aspect room, with a double glazed window in the lounge area to the front aspect and patio doors to the rear in the dining area. Large under stairs storage cupboard.

### Kitchen

This room would benefit from modernisation works but currently has range of wall and floor units, stainless steel sink with mixer tap. Vaillant boiler, double glazed window overlooking the rear garden.

### Landing

Landing with loft hatch and airing cupboard containing hot water cylinder.

### W.C

Toilet and double glazed window.

### Bathroom

Basin, paneled bath, radiator and double glazed obscured glass window.

### Bedroom One

Double glazed window to the front aspect. Radiator and pendant light fitting.

### Bedroom Two

Double glazed window, fitted carpet, radiator and pendant light fitting

### Bedroom Three

Double glazed window, fitted carpet, radiator and pendant light fitting.

### Rear Garden

The sliding patio doors lead out onto small patio area, which in turn has a pathway leading up to the rear gate. Lawn areas are on either side of the path. Brick built outbuilding, which is accessed with a door from the garden.

### Garage & Parking

We understand that the property comes with an allocated parking space which is next door to the single garage that has up and over door.

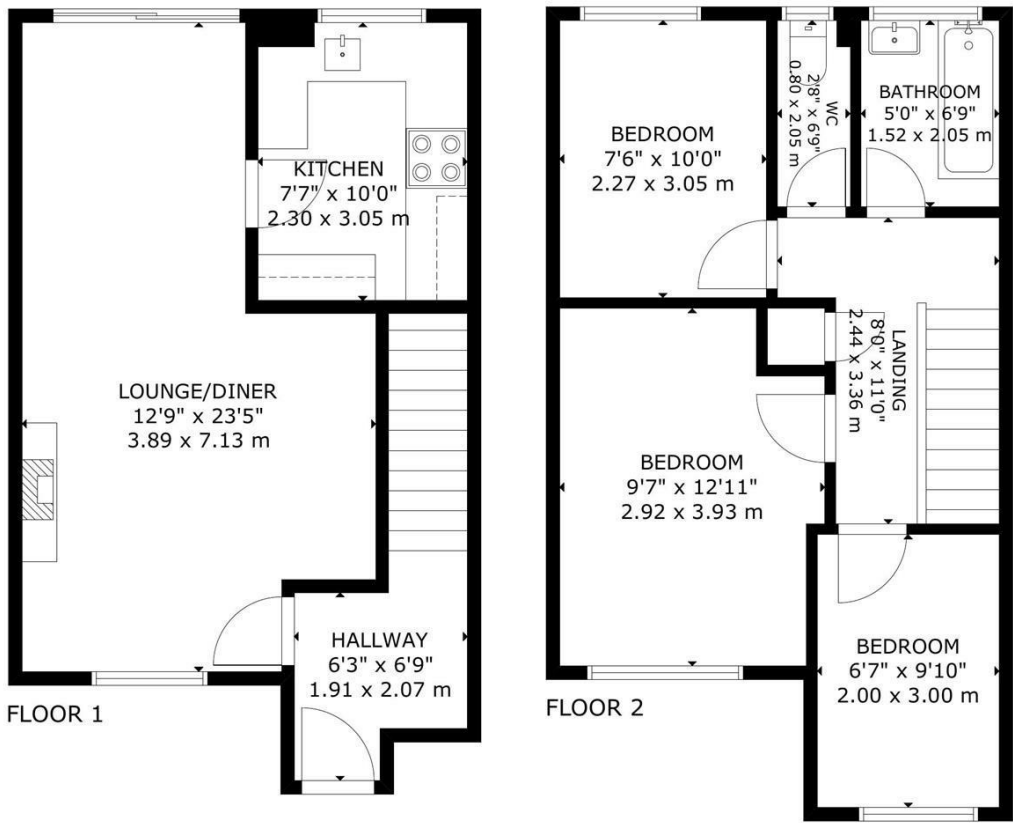
### Additional Information

Council Tax Band: B

EPC Rating: C

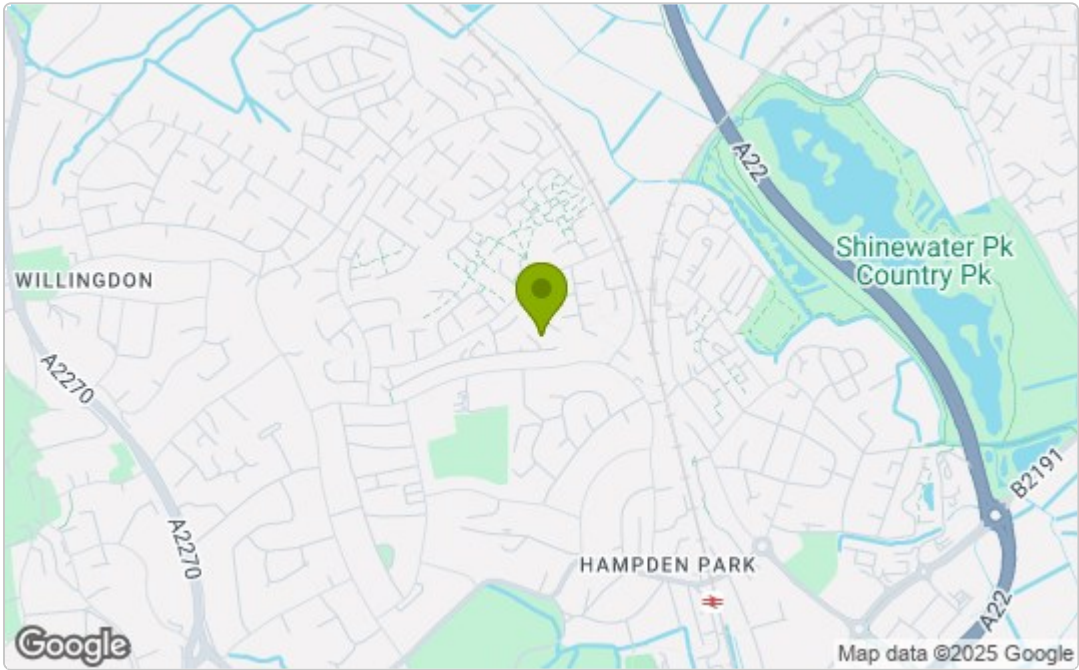


Floor Plan



GROSS INTERNAL AREA  
TOTAL: 74 m<sup>2</sup>/798 sq ft  
FLOOR 1: 37 m<sup>2</sup>/395 sq ft, FLOOR 2: 37 m<sup>2</sup>/403 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

