



A stunning three bedroom Town House now available in the highly sought after Langney Point area of Eastbourne. The property has been improved and maintained by the current owner and retains its original design with integral garaging plus driveway, and sunny well maintained rear garden. Langney Point offers easy level access to the seafront and has local shops all within easy reach. The walks surrounding the area can be taken through to Sovereign Harbour, and all the way to Pevensey Bay with larger shopping facilities again within easy reach in Eastbourne. The accommodation is arranged over three floors and comprises of, entrance hallway with storage and ground floor W.C. Personal door to the integral garage with power and light and a ground floor living room/bedroom three with double doors out to the garden, there is further access from the hallway to the rear garden. On the first floor is the refitted and modern kitchen / breakfast room, bathroom and living room with double doors to a Juliet balcony. The top floor has two good sized bedrooms with built in wardrobes, and en-suite W.C and wash hand basin, plumbing for a shower remains. With a lovely sunny landscaped rear garden and driveway allowing for off road parking viewing is highly recommended to be able to fully appreciate this home.

**Guide Price £345,000**

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



25 Cabot Close, Eastbourne, BN23 6RT

**Surrige Mison**  
ESTATES

**Entrance Hall-** Composite door to front and double glazed door to rear. Laminate flooring. Two radiators. Airing cupboard. Personal door leading to integral garage. Stairs leading to first floor with understairs cupboard.

**Cloakroom-** Tiled flooring. Radiator. Wash hand basin with tiled splashback and W.C.

**Bedroom Three** - 3.25m x 2.39m (10'8" x 7'10")- Double glazed door to rear. Laminate flooring. Radiator. Telephone point and TV point.

**First Floor Landing-** Stairs leading to second floor. Carpet flooring.

**Lounge** - 4.27m x 3.3m (14'0" x 10'10")- Patio doors with Juliette balcony and double glazed window to front. Carpet flooring. Radiator. TV point. Coved ceiling.

**Kitchen/Dining Room** - 4.27m x 2.36m (14'0" x 7'9")- Two double glazed windows to rear. Partially tiled walls and vinyl flooring. Radiator. Coved ceiling. Fully fitted with a range of modern wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in single electric oven. Concealed boiler. Work surfaces with inset 4 burner electric hob with fitted stainless steel cooker hood and stainless steel sink and drainer unit.

**Bathroom-** Tiled flooring and partially tiled walls. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C.

**Second Floor Landing-** Loft access being part boarded. Radiator. Carpet flooring.

**Bedroom One** - 3.66m x 3.28m (12'0" x 10'9")- Double glazed window to front. Built in wardrobes. TV point. Carpet flooring.

**En-Suite-** Partially tiled walls and tiled flooring. Extractor fan. Radiator. Towel rail. Modern suite comprising of shower cubicle, wash hand basin and W.C.

**Bedroom Two** - 3.66m x 2.36m (12'0" x 7'9")- Double glazed window to rear. Built in wardrobes. Radiator. Carpet flooring.

**Integral Garage-** Single garage with up & over door.

**Driveway-** Providing ample off road parking.

**Rear Garden-** Patio with mature shrubs, flower beds and borders. Fencing surrounds with gated rear access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY RATING TBC**

#### 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.org.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.



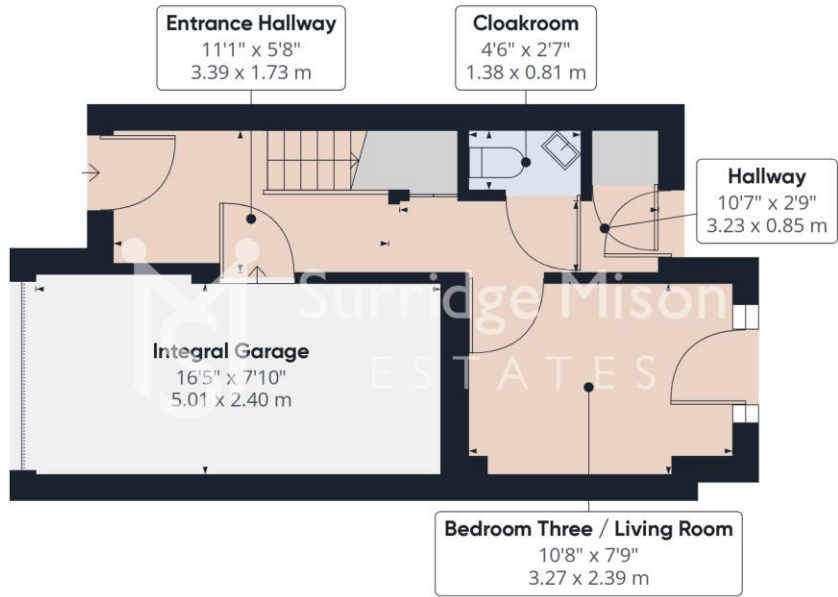
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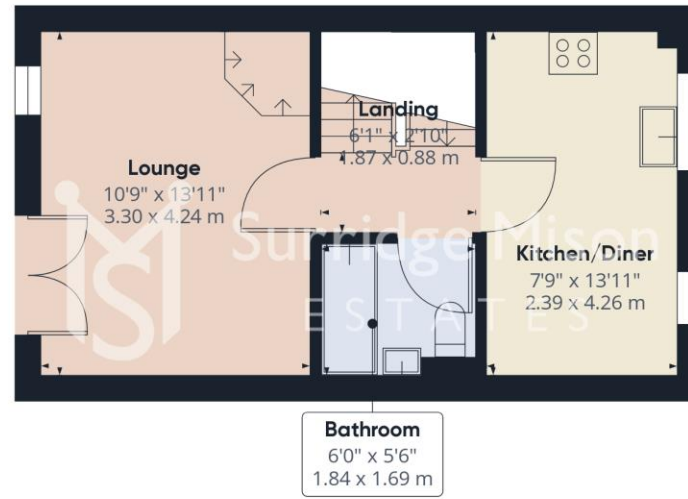
[www.surridgemison.com](http://www.surridgemison.com)

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
959.6 ft<sup>2</sup>  
89.15 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2

