



8 Ramsay Way, Eastbourne, East Sussex, BN23 6AA
Guide Price £335,000-£350,000



Surridge Mison
ESTATES

This beautifully presented and recently renovated semi-detached home in the highly sought after Langney Point area of Eastbourne offers three bedrooms, with a great deal of space inside and out and would be ideal for downsizers and growing families equally.

Langney Point as a location offers easy access to Eastbourne Seafront and Sovereign Harbour, and has its own local shops with schools and road links also easily accessible. Eastbourne town centre has an abundance of shopping facilities at The Beacon centre together with the theatres and restaurants allowing for entertainment and eating out to suit all tastes.

The home has been updated in a thoughtful and tasteful style by the current owners with particular attention having been made to the ever important kitchen and dining space. High quality fittings have been used and the design and style allows for a tranquil well equipped space overlooking the rear garden.

Further benefits include double glazing and gas central heating and the remaining accommodation comprises of, glazed entrance porch leading to a hallway which feature a glazed internal door leading to the spacious lounge.

To the rear there is also a sun room which accesses a handy ground floor W.C and gives the opportunity to enjoy the sunny South facing rear garden. Upstairs are three good sized bedrooms, one having built in wardrobes and again having been styled and redecorated, together with a modern, recently re-fitted bathroom.

The gardens at the rear are mainly laid to lawn with a seating area and being South facing will be enjoyed by all throughout the day into the evening. The front of the property has ample off road parking by way of the block paved driveway.

Viewing is essential to be able to fully appreciate the property.





Entrance Porch - 1.83m x 0.48m (6'0" x 1'7")- UPVc double glazed sliding doors.

Inner Hall - 1.45m x 1.22m (4'9" x 4'0")- Double glazed door. Laminate flooring. Radiator. Carpeted stairs leading to first floor. Glazed internal doors.

Lounge - 5.44m x 3.35m (17'10" x 11'0")- Two double glazed windows to front. Two radiators. Fitted cupboards. Laminate flooring. Wall lights.

Kitchen/Dining Room - 5.38m x 3.05m (17'8" x 10'0")- Double glazed window to rear and Patio doors leading to conservatory. Partially tiled walls and tiled flooring. Inset spotlights. Built in understairs cupboard and airing cupboard. Fully fitted with a range of modern shaker style wall and base units housing integral dishwasher, washer/dryer, microwave and fridge/freezer, plus drinks fridge. Built in eye level double electric oven. Corian worktops with inset butlers sink and drainer unit and 4 burner electric hob with cooker hood.

Sun Room - 4.17m x 1.22m (13'8" x 4'0")- Double glazed windows and French doors leading to rear garden. Tiled flooring.

Cloakroom - 1.22m x 0.71m (4'0" x 2'4")- Double glazed window to rear. Cupboard housing boiler. Tiled flooring. Wash hand basin set within vanity unit with tiled splashback and W.C.

First Floor Landing - 2.74m x 1.6m (9'0" x 5'3")- Loft access. Radiator. Carpeted.

Bedroom One - 3.35m x 3.05m (11'0" x 10'0")- Double glazed window to front. Mirror fronted built in wardrobes. Wall lights. Radiator. Carpeted.

Bedroom Two - 3.05m x 2.97m (10'0" x 9'9")- Double glazed window to rear. Radiator. Coved ceiling. Carpeted.

Bedroom Three - 2.44m x 2.44m (8'0" x 8'0")- Double glazed window to front. Radiator. Coved ceiling. Carpeted.

Bathroom - 2.39m x 1.83m (7'10" x 6'0")- Double glazed opaque window to rear. Tiled walls and tiled flooring. Heated towel rail. Modern suite comprising of bath with mixer taps and electric shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

South Facing Rear Garden- South facing. Mainly laid to lawn with patio area. Fencing and walls surround. Trees and shrubs. Shed.

Driveway- Block paved driveway providing ample off road parking.



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>



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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.

