



1 New College Close, Eastbourne, BN23 8JG

£1,650 Per month

A beautifully refurbished three-bedroom link-detached house, ideally situated in a sought-after residential area of the Langney ward of Eastbourne. This stunning home has been tastefully modernised throughout, offering spacious and versatile living accommodation and southerly aspect rear garden, ideal for families or professionals.

The ground floor features a large living room perfect for relaxing or entertaining, a newly fitted kitchen/dining room with contemporary finishes, and a separate utility room which can also serve as a home office. Upstairs, the property comprises three bedrooms and a new stylish family bathroom. Externally, the home benefits from a private south facing garden, a driveway providing off-road parking, and ample storage. Additional features include gas central heating, double glazing, and integrated appliances in the kitchen.

Entrance Hall

5'6 x 4'6 (1.68m x 1.37m)

Entrance door to hallway with door to lounge and stairs to first floor.

Living Room

14'1 x 11'10 (4.29m x 3.61m)

Coved ceiling. Television point. Radiator. Door to kitchen/breakfast room. Double glazed window to front aspect.

Kitchen/ Dining Room

14'11 x 9'9 (4.55m x 2.97m)

Newly fitted kitchen with a range of wall and base units. Worktop with inset sink and drainer with chrome mixer tap. Built-in gas hob and eye level oven. Integrated appliances include dishwasher and fridge. Part tiled walls. Radiator. Wall mounted gas boiler. Under stairs cupboard. Double glazed window and French doors leading to the garden.

Office/Utility Area

12'10 x 4'7 (3.91m x 1.40m)

Coved ceiling. Loft hatch (not inspected). Plumbing and space for washing machine and tumble dryer. Door to ground floor cloakroom.

Cloakroom

8'1 x 3'4 (2.46m x 1.02m)

Low level WC. Wash hand basin.

First Floor Landing

8'6 x 6'1 (2.59m x 1.85m)

Double glazed window. Coved ceiling. Airing cupboard with shelving. Loft hatch (not inspected).

Bedroom One

12'7 x 8'7 (3.84m x 2.62m)

Radiator. Coved ceiling. Deep Alcove area and fitted wardrobes with overhead storage. Radiator. Two double glazed windows to front aspect.

Bedroom Two

9 x 7'4 (2.74m x 2.24m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom Three

7'4 x 6'10 (2.24m x 2.08m)

Radiator. Double glazed window to rear aspect.

Bathroom

8'7 x 6'2 max (2.62m x 1.88m max)



Newly fitted white suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Coved ceiling. Frosted double glazed window.

Rear Garden

30' x 29' (9.14m x 8.84m)

Being a corner plot the good sized garden has a patio and lawn, an outside tap and gated side access.

Front Garden and Drive

Driveway for two cars, on street parking also available. Front garden is mainly lawn with path to front door and side gate.

Other Information

UNFURNISHED

AVAILABLE DATE: 30.05.2025

COUNCIL TAX BAND: Tax band D

LOCAL AUTHORITY: Eastbourne

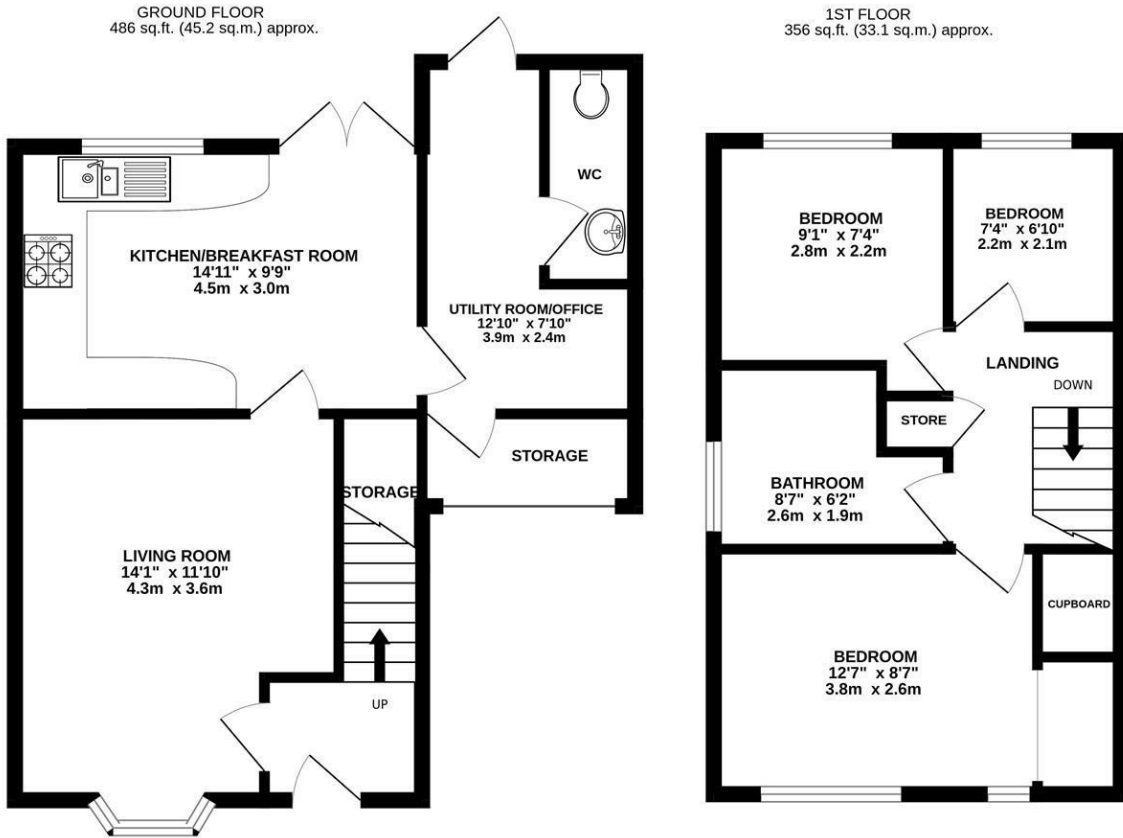
PARKING: Driveway and on street

HOLDING DEPOSIT: £380.76

DEPOSIT: £1,903.84

TENACY LENGTH: 12 Months + (Pref)

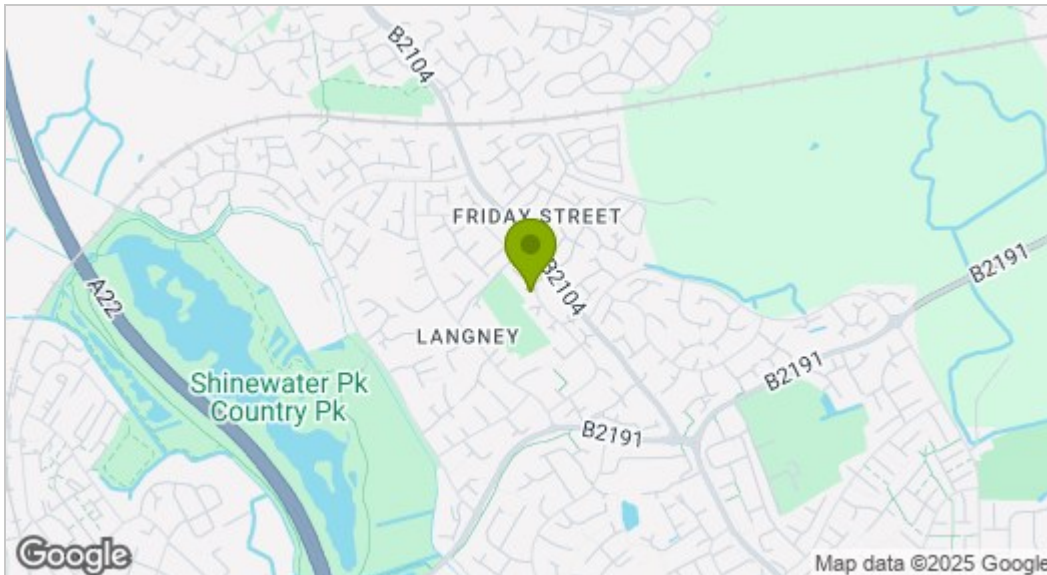
Floor Plan



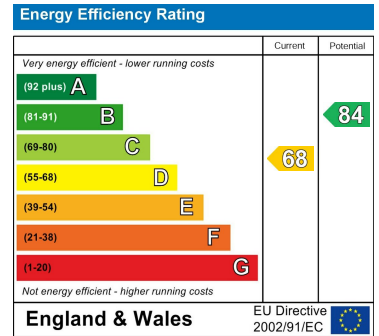
TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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