

Falmer Close, EASTBOURNE BN20 9AB



welcome to

Falmer Close, EASTBOURNE

"GUIDE PRICE £450,000 - £470,000" This rarely available three bedroom semi detached house located within a quite cul-de-sac adjacent to Willingdon Golf Club in the most exclusive of locations in Ratton. Boasting three spacious reception rooms, en suite to master bedroom and off road parking.













Entrance Hall

Door to the front aspect. Under stairs cupboard. Cupboard. Radiator.

Lounge

11' 11" into recess x 16' 5" plus recess (3.63m into recess x 5.00m plus recess) Double glazed bay window to the front aspect. Open functional fire place. Radiator.

Dining Room

16' 5" x 7' 10" (5.00m x 2.39m) Window and French doors to the rear aspect. Radiator. Door leading to:

Kitchen

13' 10" x 7' 11" (4.22m x 2.41m) A range of wall and base units with solid wood work top incorporating a sink and drainer unit. Space for fridge and cooker. Space and plumbing for washing machine. Window and door to the rear aspect. Double glazed window to the side aspect. Radiator.

Upvc Conservatory

16' 7" x 6' 10" (5.05m x 2.08m) Double glazed window to the rear and side aspect. Lighting.

Cloakroom

Comprising a low level W.C. Wash hand basin. Double glazed window to the side aspect.

First Floor Landing

Double glazed window to the side aspect. Airing cupboard. Cupboards.

Bedroom 1

15' 8" max x 11' 8" max (4.78m max x 3.56m max) Double glazed window to the front aspect. Fitted wardrobes. Radiator.

En Suite

Comprising shower and low level hand baisin.

Bedroom 2

12' 3" x 9' 10" (3.73m x 3.00m) Double glazed window to the rear aspect. Double glazed door leading to balcony. Radiator. Views over the South Downs.

Bedroom 3

9' max x 8' max (2.74m max x 2.44m max) Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the front aspect.

Rear Garden

Patio area adjoining the property leading to largely lawned area with mature trees and shrubs. Outside taps. Side aspect.

Off Road Parking

Off road parking for multiple vehicles.

Garage

Up and over door.



Ground Floor

First Floor

Total floor area 116.7 m² (1,256 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fcoalagent.com



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Falmer Close, EASTBOURNE

- THREE BEDROOM SEMI-DETACHED HOUSE
- RARELY AVAILABLE
- EN SUITE
- LOUNGE, DINING ROOM & CONSERVATORY
- OFF ROAD PARKING

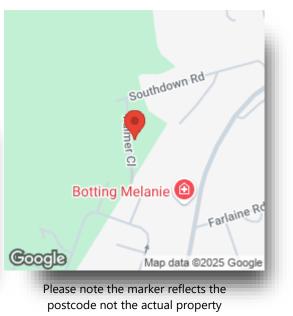
Tenure: Freehold EPC Rating: E

£450,000









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