



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 basin.

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.



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 liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN118736



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118736



Property Ref:
EBN118736 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk