



Linden Close, Eastbourne BN22 0TS

welcome to

Linden Close, Eastbourne

Fox & Sons welcome to the market this deceptively spacious three double bedroom mid terrace house located within the highly popular Hampden Park location with many useful local amenities including train station & play parks. The property further benefits from being extended to the rear.



Entrance Hall

Double glazed door to the front aspect. Cupboards.

Lounge

19' 8" max x 14' 2" max (5.99m max x 4.32m max)

Double glazed window to the rear aspect. Double glazed door to the rear aspect. Radiator.

Dining Room

17' 5" x 8' 4" (5.31m x 2.54m)

Double glazed window and door to the rear aspect. Radiator.

Kitchen

8' 10" x 9' 5" into recess (2.69m x 2.87m into recess)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for cooker with extractor fan above. Space for fridge / freezer. Radiator.

Cloakroom

Low level W.C. Wash hand basin. Double glazed window to the front aspect.

First Floor Landing

Loft access. Cupboard.

Bedroom 1

14' 4" x 9' 6" (4.37m x 2.90m)

Double glazed window to the rear aspect. Radiator.

Bedroom 2

11' 5" x 9' 10" (3.48m x 3.00m)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed window to the front aspect. Radiator.

Shower Room

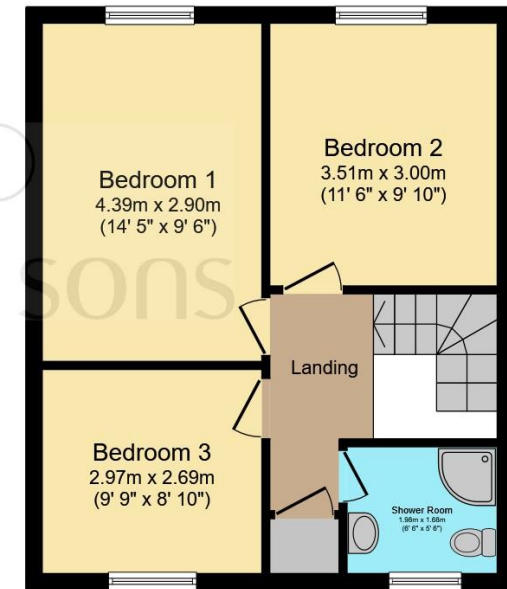
Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the front aspect.

Rear Garden

Low maintenance rear garden with patio area. Flower beds. Pizza oven. Garden shed.



Ground Floor



First Floor

Total floor area 101.1 m² (1,088 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/EBN119111



welcome to

Linden Close, Eastbourne

- MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- WELL-PRESENTED THROUGHOUT
- HAMPDEN PARK LOCATION
- COMMUNAL PARKING

Tenure: Freehold EPC Rating: C

£290,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119111



Property Ref:
EBN119111 - 0003

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