



Collier Close, Eastbourne BN22 8SU

welcome to

Collier Close, Eastbourne

A three bedroom semi detached house located in the Roselands location of Eastbourne. The property comprises of three double bedrooms, kitchen, lounge, separate dining room / study, family bathroom and a down stairs shower room. Further benefiting from a large rear garden and off road parking!



Entrance Hall

Door to the front aspect. Double glazed window to the side and front aspect. Radiator.

Lounge

17' x 10' 10" (5.18m x 3.30m)

Double glazed patio doors to the rear aspect. Radiator.

Dining Room

20' 3" max x 8' 4" (6.17m max x 2.54m)

Double glazed window to the front aspect.

Kitchen

8' 4" x 10' 1" (2.54m x 3.07m)

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. Electric oven and gas hob with cooker hood above. Space for fridge / freezer. Double glazed window to the rear aspect.

Upvc Conservatory

10' x 17' 2" (3.05m x 5.23m)

Double glazed window to the rear and side aspect. Double glazed French doors to the rear aspect. Double glazed patio doors to the side aspect. LED Spotlighting. Power points.

Shower Room

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

First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access.

Bedroom 1

10' 2" x 10' 2" plus wardrobe (3.10m x 3.10m plus wardrobe)

Double glazed window to the front aspect. Built in wardrobe. Radiator.

Bedroom 2

10' 9" into recess x 10' 1" into recess (3.28m into recess x 3.07m into recess)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

13' 3" max x 9' 1" into recess (4.04m max x 2.77m into recess)

Double glazed window to the front aspect. Radiator.

Bathroom

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

Loft Space

Boiler.

Rear Garden

Mainly laid to lawn with patio area. Shed. Mature trees and shrubs.

Parking

Block paved driveway.



Total floor area 113.5 m² (1,221 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.focallagent.com



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Collier Close, Eastbourne

- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- CONSERVATORY
- OFF ROAD PARKING
- DOWN STAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£365,000



Please note the marker reflects the postcode not the actual property

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