

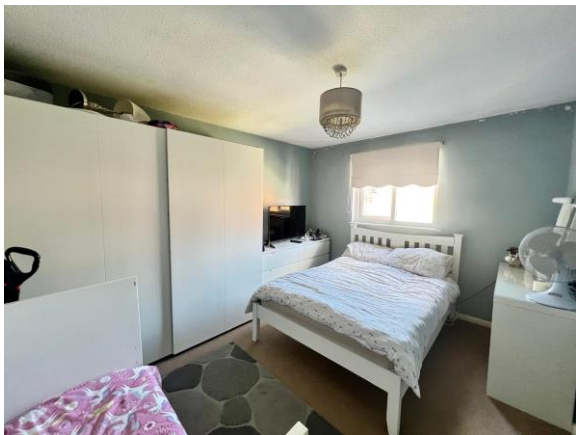


Shalfleet Close, Eastbourne BN23 8DU

welcome to

Shalfleet Close, Eastbourne

Fox & Sons are delighted to present to the market this three bedroom family home located in the popular north area of Eastbourne benefiting from downstairs cloakroom, large lounge dining area with doors leading onto garden, three good sized bedrooms, off road parking and an internal inspection comes highly recommended!



Entrance Hall

With stairs to the first floor landing and radiator.

Downstairs Wc

With double glazed window to the side, a white suite comprising low level wc, wash hand basin, tiled splash back and tiled floor.

Kitchen/ Diner

12' 11" x 10' 9" (3.94m x 3.28m)

A range of wall and base units incorporating sink and drainer, built in double oven, gas hob and extractor fan over, double glazed window to the front aspect, ample space for a dining room table, wall mounted gas boiler, and door through to lounge.

Lounge

17' 7" x 11' 8" (5.36m x 3.56m)

Double glazed window to the rear, radiator and double glazed patio doors leading to the rear garden.

First Floor Landing

Bedroom One

12' 1" x 10' 6" (3.68m x 3.20m)

Double glazed window to the rear aspect and radiator.

Bedroom Two

12' 6" x 10' 4" (3.81m x 3.15m)

Double glazed window to the front aspect and radiator.

Bedroom Three

8' 11" x 7' 1" (2.72m x 2.16m)

Double glazed window to the front and radiator.

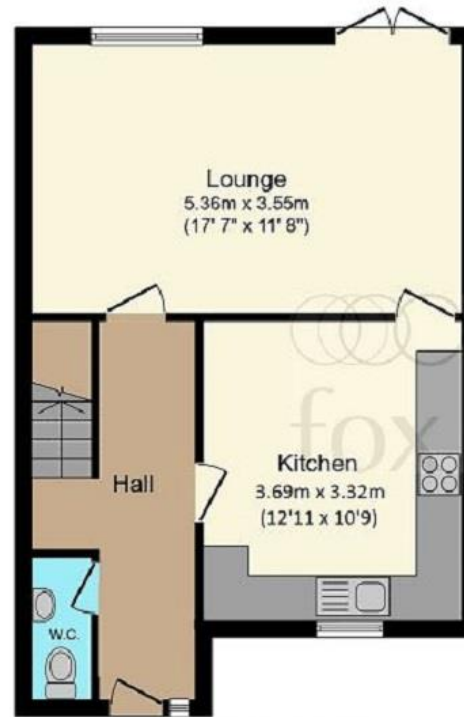
Bathroom

7' x 6' 3" (2.13m x 1.91m)

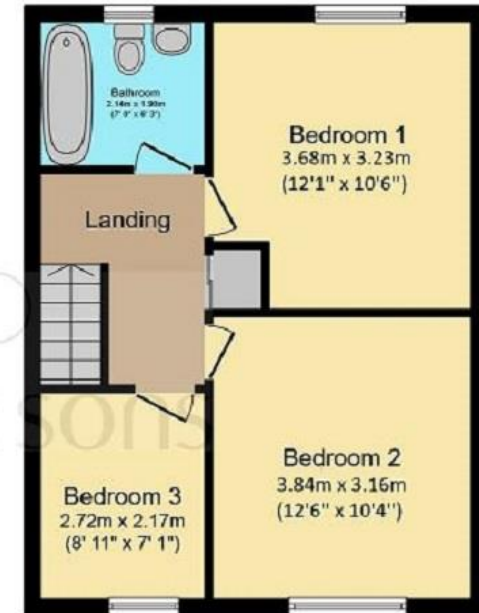
Double glazed window to the rear aspect, paneled bath with partly tiled walls, vanity unit, low level wc, and wood effect flooring.

Outside

The property has a allocated parking space located to the side of the property down the nearby road and a private rear garden with a raised decked seating area and an area that is laid to lawn.



Ground Floor



First Floor

Total floor area 88.9 m² (957 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/LGL110817



welcome to

Shalfleet Close, Eastbourne

- MID TERRACED HOUSE
- THREE GOOD SIZED BEDROOMS
- KITCHEN/ DINER
- DOWNSTAIRS WC
- REAR GARDEN WITH DECKED SEATING AREA
- ALLOCATED PARKING
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL110817



Property Ref:
LGL110817 - 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 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk