



EASTBOURNE PROPERTY SHOP

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Sales & Lettings

01323 764122

11 Goldsmith Close

£389,950

4 1 2



Eastbourne Property Shop are delighted to offer to the market this beautifully presented three bedroom link detached family home situated within the ever popular Langney area of Eastbourne. Boasting contemporary and spacious accommodation, the modern fitted kitchen and breakfast room, downstairs w.c, spacious living room and conservatory. Further benefits include south facing rear garden, three double bedrooms, family shower room and off road parking for two cars. An internal inspection is highly recommended by sole agents.

Entrance Porch

Double glazed side window, double glazed door to side aspect, downlights, built in cupboards.

Entrance Hall

Double glazed front door, tiled floor, understairs cupboard, radiator.

Cloakroom

W.c, wash hand basin, double glazed side window, tiled floor.

Lounge Diner - 5.23m x 5.18m (17'2" x 17'0")

Double glazed rear window, double glazed patio doors to conservatory, two radiators.

Breakfast Room - 3.89m x 2.39m (12'9" x 7'10")

Leading from kitchen, sky light, wall and base units, double glazed doors to rear, built in full length fridge and freezer and room for washing machine.

Kitchen - 3m x 2.62m (9'10" x 8'7")

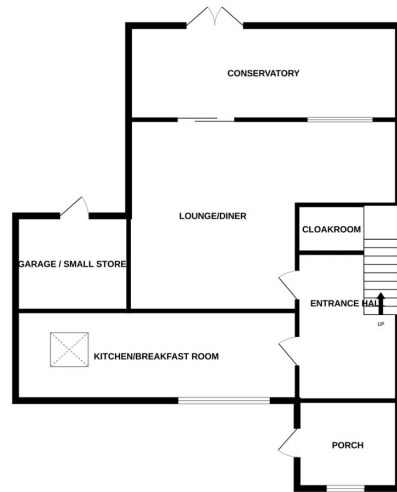
Wall and base units, work surfaces, one and a half bowl sink and drainer, electric oven and hob, cooker hood, space for dishwasher, radiator, part tiling, double glazed front window.

Conservatory - 4.98m x 2.72m (16'4" x 8'11")

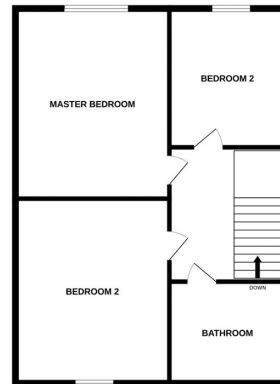
UPVC, double-glazed side and rear windows, lighting, power, radiator, double-glazed french doors to rear garden.



GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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