



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£275,000



22 Frenchgate Close, Eastbourne, BN22 9EX

A spacious and well proportioned three bedroom terraced house situated in a quiet close within a short walk to Hampden Park train station. Being offered CHAIN FREE the house benefits from a double aspect lounge/dining room, fitted kitchen and spacious conservatory. The first floor comprises of three bedrooms and a bathroom. The garden is laid to patio with gated rear access and opposite is a garage with an up and over door. An internal inspection comes very highly recommended.

Freehold

22 Frenchgate Close,
Eastbourne, BN22 9EX

£275,000

Main Features

- Terraced House
- 3 Bedrooms
- Lounge/Dining Room
- Conservatory
- Kitchen
- Bathroom/WC
- Garden
- Garage
- CHAIN FREE

Entrance

Door to-

Entrance Hallway

Radiator. Stairs to first floor.

Lounge/Dining Room

25'6 x 10'10 (7.77m x 3.30m)

Radiator. Coved ceiling. Feature fireplace with inset coal effect fire. TV point. Double glazed windows to front and rear aspects. Doors to kitchen and conservatory.

Conservatory

15'9 x 6'10 (4.80m x 2.08m)

Door to rear garden.

Kitchen

8'11 x 6'10 (2.72m x 2.08m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Tiled flooring. Understairs cupboard. Double glazed window.

Stairs from Ground to First Floor Landing:

Airing cupboard with fixed shelving.

Bedroom 1

12'10 x 9'4 (3.91m x 2.84m)

Radiator. Coved ceiling. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'2 x 9'5 (3.10m x 2.87m)

Radiator. Coved ceiling. Built in wardrobe with shelf and hanging rail. Double glazed window to rear aspect.

Bedroom 3

7'8 x 6'8 (2.34m x 2.03m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Coloured suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Frosted double glazed window.

Outside

The rear garden is laid to patio with flower beds and borders and gated rear access. Opposite the property there is a garage with an up and over door.

Council Tax Band = B

EPC = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.