

5 Fisher Close, Eastbourne,
BN23 6BX

Freehold

£369,950



4 Bedroom 1/2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Just yards from nearby shops in Beatty Road, this extended family home provides generous accommodation, with four bedrooms, three of which are doubles. This well presented property boasts a sizeable sitting room that leads to the double glazed conservatory and the kitchen/dining room is benign sold with all undercounter appliances included as seen. The house also benefits from both en suite facilities and a family bathroom/wc and to the rear is a secluded landscaped garden featuring a covered Pergola. In addition, a driveway provides ample off street parking and leads to the integral garage. The exciting marina development, Princes Park and the picturesque seafront are within close walking distance whilst the house is being sold CHAIN FREE.

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Main Features

- Extended Terraced House
- 4 Bedrooms (3 Doubles)
- Sitting Room
- Double Glazed Conservatory
- Kitchen/Dining Room
- En-Suite Shower Room/WC
- Further Bathroom/WC
- Landscaped Garden
- Driveway & Garage

Entrance

Frosted double glazed door to-

Entrance Lobby

Double glazed windows.

Entrance Hallway

Radiator. Understairs cupboard. Storage cupboard. Carpet.

Sitting Room

24'1 x 10'1 (7.34m x 3.07m)

Radiator. Fireplace with surround and mantel above with inset gas fire and back boiler. Carpet. Double glazed window to rear aspect. Double glazed double doors to conservatory.

Double Glazed Conservatory

9'3 x 9'0 (2.82m x 2.74m)

Wood laminate flooring. Double glazed window to rear and side aspects. Double glazed double doors to rear garden.

Kitchen/Dining Room

9'3 x 8'0 x 9'3 x 6'10 (2.82m x 2.44m x 2.82m x 2.08m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for and including electric cooker, fridge freezer and dishwasher. Wall mounted units. Concealed extractor. Wood laminate flooring. Radiator. Double glazed window to rear aspect. Double glazed door to rear. Door to pantry/larder cupboard and door to integral garage.

Stairs from Ground to First Floor Landing:

Airing cupboard.

Bedroom 1

18'2 x 7'7 (5.54m x 2.31m)

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

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2

11'10 x 10'4 (3.61m x 3.15m)

Radiator. Fitted wardrobes. Carpet. Double glazed window to front aspect.

Bedroom 3

11'11 x 9'1 (3.63m x 2.77m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4

8'8 x 6'11 (2.64m x 2.11m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

There is a secluded rear garden which is laid to patio, lawn and has a covered Pergola and store shed.

A driveway provides invaluable off street parking.

Garage

Up and over door, electric light & power supply. Door to Dining area.

Council Tax Band = C

EPC = E