

29 Parkway, Eastbourne, BN20 9DX

Freehold

£485,000



2 Bedroom 1 Reception 1 Bathroom



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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.



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This beautifully presented 'Sussex style' house in Parkway is semi detached and is set within stunning and secluded southerly facing gardens. Arranged with two double bedrooms, there is a double aspect lounge/dining room and the modern fitted kitchen includes some integrated appliances. Further benefits include a modern bathroom room with a separate downstairs WC and the driveway to the front provides off street parking, leading to the garage. Scope also exist to extend, subject to consents. Amenities including Willingdon Golf Course and Willingdon Village eateries are close by and schools including Ratton and Ocklynge are within half a mile respectively. Eastbourne town centre is approximately two and a half miles distant. An internal inspection comes highly recommended.

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Main Features

- Beautifully Presented 'Sussex Style' Semi Detached House
- 2 Bedrooms
- Cloakroom
- Office/Study
- Lounge/Dining Room
- Modern Fitted Kitchen
- Stylish Bathroom/WC
- Large Lawned Rear Garden With Patio Area
- External Office
- Driveway & Garage

Entrance
Entrance door to -

Hallway
Radiator. Understairs cupboard. Double glazed window to front aspect. Opening to Office/Study. Solid oak parquet flooring.

Office/Study
5'9 x 5'8 (1.75m x 1.73m)
Radiator. Solid oak parquet flooring. Double glazed window to front aspect.

Cloakroom
Low level WC. Pedestal wash hand basin. Double cupboard with plumbing & space for washing machine and tumble dryer. Double glazed window to side aspect.

Double Aspect Lounge/Dining Room
19'9 x 11'1 (6.02m x 3.38m)
Radiators. Open fireplace with mantle above. Solid oak parquet flooring. Double glazed windows to front & rear aspects. Double doors leading to rear garden from dining area.

Modern Fitted Kitchen
11'4 x 7'9 (3.45m x 2.36m)
Range of fitted solid timber wall and base units. Composite stone worktops with inset sink unit and mixer tap. Integrated fridge/freezer, dishwasher and AEG electric oven, inset hob and Miele telescopic hob extractor . Radiator. Tiled floor. Double glazed window to rear aspect. Access to rear garden and understairs storage cupboard.

Stairs from Ground to First Floor Landing:
Radiator. Eaves cupboard. Loft access with ladder (Fully insulated - not inspected). Double glazed window to rear aspect.

Bedroom 1
12'1 x 11'3 (3.68m x 3.43m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2
15'10 x 8'4 (4.83m x 2.54m)
Radiator. Carpet. Eaves storage cupboard. Double glazed window to rear & side aspect.

Stylish Bathroom/WC
Suite comprising extra wide panelled bath with chrome mixer tap, wall mounted shower with rainfall shower head and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Laminate flooring. Double glazed window to rear aspect. Velux window with integrated blind.

Outside
Rear Garden: Mainly laid to lawn with patio area, plus concealed shade garden at rear, with Yorkstone steps. Shed to remain. Side gate and access to detached garage and outside office (7'7 x 6'11).

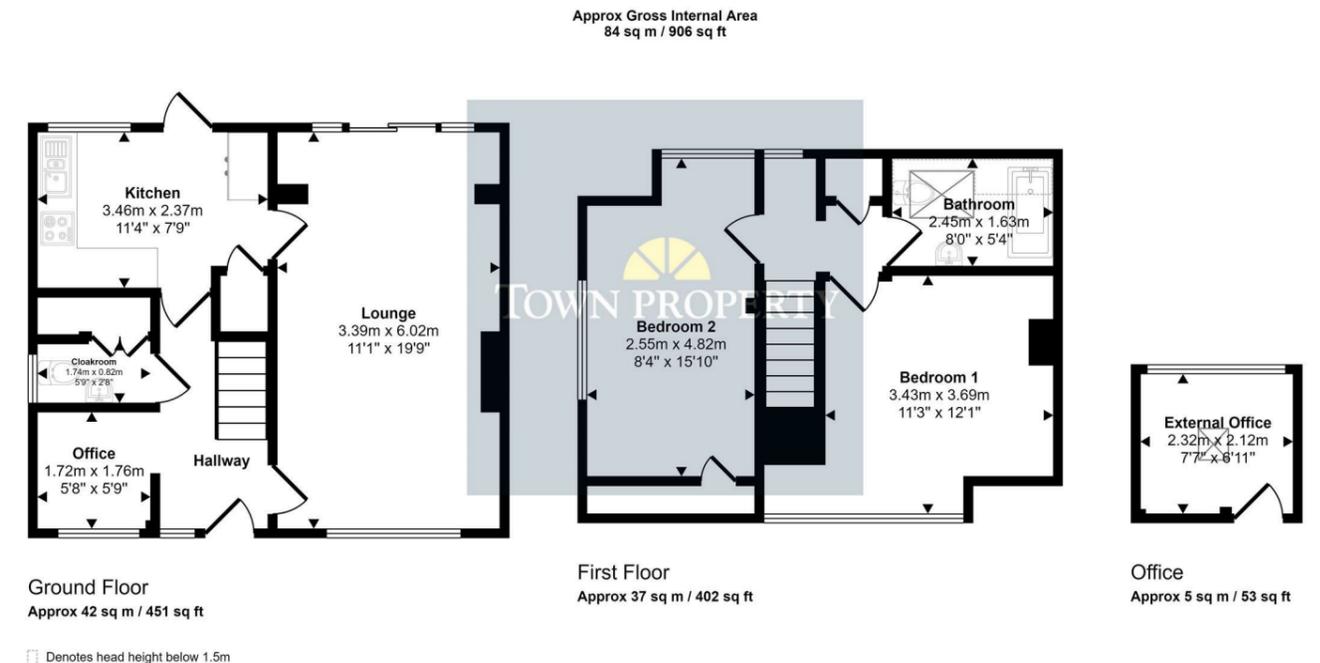
Front Garden: Lawned garden with mature shrubs.

Parking
Driveway for 2 cars.

Garage with up & over door, electric power and light.

EPC = D

Council Tax Band = D



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