



TOWN PROPERTY



01323 412200

Freehold

Asking Price

£350,000



3 Bedroom



1 Reception



2 Bathroom



15 Campbell Drive, Eastbourne, BN22 0AR

Modern and contemporary three bedroomed semi detached town house located within the Willingdon borders of Eastbourne. Accommodation spanning three floors, with a WC on each floor comprising; tandem driveway for two vehicles, entrance hall, ground floor WC, fully fitted kitchen, lounge diner opening onto the garden. The first floor has two double bedrooms and a Jack & Gill bathroom adjoining the second bedroom. The second floor is the principle bedroom with an en-suite shower. The current owners bought the house from new and opted for upgrades which is evident, internal viewing comes highly recommended.

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Main Features

- Semi Detached Townhouse
- 3 Bedrooms
- Cloakroom
- Kitchen
- Lounge
- Jack & Jill Bathroom/WC
- En-Suite Shower Room/WC
- Garden
- Driveway for 2 Vehicles

Entrance Hallway

Radiator. Double glazed front door.

Cloakroom

Low level WC. Wash hand basin. Radiator. Extractor fan.

Kitchen

12'9 x 6'0 (3.89m x 1.83m)

Wall and base units. Worktops. Sink. Boiler. Gas hob. Electric oven. Integral fridge freezer, dishwasher and washing machine. Double glazed window to front aspect.

Lounge

15'0 x 13'1 (4.57m x 3.99m)

Radiator. Understairs cupboard. Double glazed patio doors. Stairs to first floor.

Stairs from Ground to First Floor Landing

Bedroom 2

12'11 x 9'7 (3.94m x 2.92m)

Radiator. Double glazed window to rear aspect.

Jack & Jill Bathroom/WC

Bath with shower over. Wash hand basin. Low level WC. Radiator. Extractor fan.

Doors from landing and bedroom 2. Double glazed window to side aspect.

Bedroom 3

12'10 x 10'8 (3.91m x 3.25m)

Radiator. Double glazed window to front aspect.

Stairs from First to Second Floor Landing:

Radiator.

Bedroom 1

18'0 x 13'2 (5.49m x 4.01m)

Radiator. Two storage cupboards. Two Velux windows to rear aspect.

En-Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Radiator. Double glazed window to front aspect.

Outside

The rear garden has fenced boundaries and it part patio/part lawned. There is also a gated for access to the drive.

Driveway

There is a driveway for two vehicles.

EPC = B

Council Tax Band = 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.