

23 Peyton Close, Eastbourne, BN23 6AF

Freehold

£415,000



3 Bedroom 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 Beatty Road shops and the picturesque seafront, this impressive and extended house in a quiet cul-de-sac has three bedrooms and delightful secluded rear gardens. Featuring a fitted modern kitchen/breakfast room, the sitting/dining room provides access to the conservatory with further benefits including a games room, useful utility room and ground floor shower room/wc. In addition, there is a stylish bath & shower room/wc and a driveway to the side leads to the integral garage. The rear garden is notable for a large shed/workshop, covered seating and 'hot tub' areas whilst being well stocked with shrubs and flower borders. The property also has solar panels which are owned and has been repointed. The exciting marina development is also easily accessible and the town centre is approximately one and half miles distant.

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Main Features

	Entrance Frosted double glazed door to-
• Extended Detached House in a Quiet Cul-De-Sac	Double Glazed Entrance Porch Double glazed windows. Sliding patio door to front. Inner door to-
• 3 Bedrooms	Entrance Hallway Radiator. Wood laminate flooring.
• Utility Room	Utility Room 8'10 x 5'6 (2.69m x 1.68m) Work surface with space and plumbing under for refrigerator and washing machine. Concealed wall mounted gas boiler. Carpet. Double glazed window to side aspect.
• Ground Floor Shower Room/WC	Ground Floor Shower Room/WC Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.
• Games Room	Games Room 12'2 x 6'9 (3.71m x 2.06m) Radiator. Carpet. Double glazed sliding doors to rear aspect. Door to integral garage.
• Kitchen/Breakfast Room	Kitchen/Breakfast Room 11'3 x 8'11 (3.43m x 2.72m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Space for fridge freezer. Range of wall mounted units. Extractor. Radiator. Double glazed window to front aspect.
• Sitting Room	Sitting/Dining Room 14'11 x 14'8 (4.55m x 4.47m) Radiator. Carpet. Understairs cupboard. Double glazed sliding door to rear aspect.
• Double Glazed Conservatory	Double Glazed Conservatory 12'4 x 5'11 (3.76m x 1.80m) Radiator. Wood laminate flooring. Double glazed window to side aspect. Sliding doors to rear.
• Modern Bath & Shower Room/WC	
• Secluded Landscaped Garden, Driveway, Integral Garage & Fully Owned Solar Panels	

Stairs from Ground to First Floor Landing:
Two store cupboards. Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1
13'0 x 8'2 (3.96m x 2.49m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2
10'0 x 9'1 (3.05m x 2.77m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3
6'8 x 5'10 (2.03m x 1.78m)
Radiator. Carpet. Double glazed window to side aspect.

Modern Bath & Shower Room/WC
Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

Outside
The rear garden is an outstanding feature of this property, being secluded and enjoying a Westerly aspect. Planted with flowers and shrubs, there are covered seating and 'hot tub' areas and a large shed/workshop. There is also a lawned garden to the front of the house.

Parking
A driveway to the side leads to the garage.

Garage
15'11 x 7'7 (4.85m x 2.31m)
Roller door. Light and power supply. Access to the garden.

EPC = D

Council Tax Band = D