



TOWN PROPERTY



01323 412200

Freehold

5 Ascham Place, Eastbourne, BN20 7QQ

£465,000



3 Bedroom 1 Reception 1 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.

TOWN PROPERTY logo, contact info, and price.

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5 Ascham Place, Eastbourne, BN20 7QQ

\*\*\*GUIDE PRICE £465,000 - £475,000\*\*\*

Being sold CHAIN FREE, this Regency style semi detached house in Meads is well presented throughout and has three bedrooms. Set back within a lovely plot having lawned front gardens and a long driveway with ample parking, there is a spacious and double aspect sitting/dining room, fitted modern kitchen and a cloakroom. A stylish shower room/wc on the first floor is well appointed, and double glazing and gas fired central heating and radiators extend throughout. The patio rear gardens are secluded and planted with flower and shrub borders with a shed included. There is also a single garage. Meads Village shops and the town centre are both within walking distance and the picturesque seafront and nearby theatres are also within easy reach.

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## 5 Ascham Place, Eastbourne, BN20 7QQ

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## Main Features

- Regency Style Semi Detached House

- 3 Bedrooms

- Cloakroom

- Sitting/Dining Room

- Modern Kitchen

- Refitted Shower Room/WC

- Gardens

- Long Driveway

- Garage

- CHAIN FREE

## Entrance

Frosted double glazed door to-

## Entrance Hallway

Radiator. Understairs cupboard. Carpet.

## Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Frosted double glazed window.

## Sitting Room Area

16'1 x 12'7 (4.90m x 3.84m)

Radiator. Fireplace with ornate surround, inset electric fire and mantel above. Carpet. Double glazed windows to front and rear aspect.

## Dining Room Area

10'4 x 9'10 (3.15m x 3.00m)

Radiator. Double glazed double doors to rear garden.

## Modern Kitchen

9'8 x 8'10 (2.95m x 2.69m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Inset fridge freezer, dishwasher and washing machine. Range of wall mounted units. Concealed extractor. Concealed wall mounted gas boiler. Double glazed window to rear aspect. Double glazed door to rear.

## Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft with ladder (not inspected). Double glazed window to side aspect.

## Bedroom 1

11'9 x 11'3 (3.58m x 3.43m)

Radiator. Built in twin double wardrobes. Carpet. Double glazed window to front aspect.

## Bedroom 2

11'11 x 11'9 (3.63m x 3.58m)

Radiator. Extensive build in wardrobe. Carpet. Double glazed window to rear aspect.

## Bedroom 3

8'5 x 7'10 (2.57m x 2.39m)

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

## Refitted Modern Shower Room/WC

Oversize walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Fully tiled walls. Frosted double glazed window.

## Outside

There is an attractive lawned front garden and to the rear, patio gardens offer much seclusion and have planted borders.

## Parking

A long driveway provides ample parking for a number of vehicles to the front and leads to the garage.

## Garage

19'24 x 8'96 (5.79m x 2.44m)

Up and over door. Electric power and light. Door to garden.

EPC = D

Council Tax Band = E