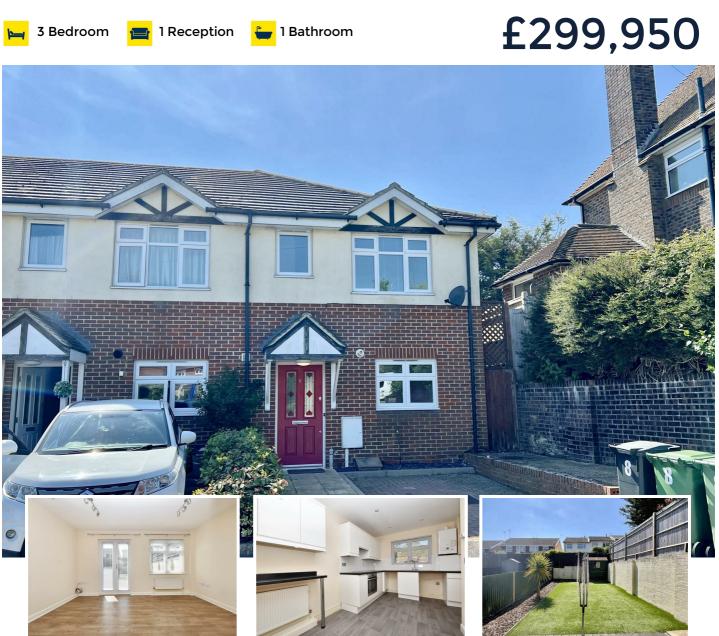


Freehold



## 8 Sandhurst Mews, Langney Rise, Eastbourne, BN23 7DQ

Being sold CHAIN FREE, this immaculately presented end terraced 'Mews' house has three spacious bedrooms and lovely Westerly facing rear gardens which are laid to decking and artificial grass. The property benefits from a cloakroom, modern kitchen/breakfast room with some integrated appliances and a rea facing sitting room that opens onto the garden. There is a first floor bathroom/wc and the notable feature of this most appealing home is its private driveway AND two further allocated parking spaces directly opposite. Langnye shopping centre, St. Catherines College and the exciting marina development are all close by and the area is well served with bus services too.

Freehold

## 8 Sandhurst Mews, Langney Rise, Eastbourne, BN23 7DQ

## £299,950

Main Features	Entrance Covered entrance. Frosted double glazed door to-
<ul> <li>End Terraced House</li> </ul>	Entrance Hallway Radiator. Understairs cupboard. Wood laminate flooring. Cloakroom Low level WC. Pedestal wash hand basin and vanity unit. Radiator. Frosted double glazed window. Sitting Room 13'9 x 10'3 (4.19m x 3.12m) Radiator. Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to rear.
3 Bedrooms	
Cloakroom	
<ul> <li>Sitting Room</li> </ul>	
<ul> <li>Kitchen/Breakfast Room</li> </ul>	
Bathroom/WC	
<ul> <li>Southerly Facing Rear</li> </ul>	Kitchen/Breakfast Room 14'3 x 7'5 (4.34m x 2.26m) 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. Inset four ring electric hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Concealed extractor. Breakfast bar. Wall mounted gas boiler. Radiator. Double glazed window to front aspect.
Garden	
• Driveway	
• 2 Further Allocated Parking	
Spaces	
• CHAIN FREE	Stairs from Ground to First Floor Landing: Airing cupboard. Access to loft with ladder (not inspected).
	Bedroom 1 11'9 x 8'10 (3.58m x 2.69m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.
	Bedroom 2 13'11 x 7'5 (4.24m x 2.26m) Radiator. Carpet. Double glazed window to rear aspect.
	Bedroom 3 10'5 x 6'1 (3.18m x 1.85m) Carpet. Double glazed window to rear aspect.
	Bathroom/WC Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.
	Outside The Westerly facing rear garden is laid to decking and artificial grass.
	<b>Parking</b> There is a private driveway to the front of the house and two allocated parking spaces directly opposite.
	EPC = C
	Council Tax Band = C

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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 (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.