



TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



1 Bathroom

£299,950



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 rear 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. Langney shopping centre, St. Catherines College and the exciting marina development are all close by and the area is well served with bus services too.

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Main Features

- End Terraced House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Southerly Facing Rear Garden
- Driveway
- 2 Further Allocated Parking Spaces
- CHAIN FREE

Entrance

Covered entrance. Frosted double glazed door to-

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.

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.

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.

Parking

There is a private driveway to the front of the house and two allocated parking spaces directly opposite.

EPC = C

Council Tax Band = C