Freehold



3 Bedroom



1 Reception



1 Bathroom

£365,000



8 Ramsay Way, Eastbourne, BN23 6AA

Semi detached family home with a SOUTH FACING rear garden and driveway to front. Set back from Ramsay Way itself with ample of off street and on street parking available, the property comprises; porch, entrance hallway, full width lounge, full width and newly fitted kitchen diner with integrated appliances, conservatory and ground floor WC. The first floor offers three double bedrooms and a shower room. The vendors are suited to a chain free property, early inspection comes highly recommended!

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Main Features

Entrance Porch uPVC door to side.

· Semi Detached House

Entrance Hallway

• 3 Bedrooms

Radiator. Double glazed door to side aspect.

Cloakroom

Lounge

Lounge

17'5 x 10'6 (5.31m x 3.20m)

Radiators. Electric fireplace. Double glazed window to front aspect.

Kitchen/Dining Room

Kitchen/Dining Room 17'5 x 9'1 (5.31m x 2.77m)

Conservatory

Wall and base units. Corian worktop. Butlers sink. Electric oven. Electric hob.

Extractor cooker hood. Integral dishwasher, washer dryer, microwave and fridge freezer. Understairs cupboard. Airing cupboard. Double glazed window and door

to-

Shower Room/WCSouth Facing Garden

Conservatory

13'4 x 3'10 (4.06m x 1.17m)

Double glazed doors and windows.

Driveway for 2 Cars

Cloakroom

Low level WC. Wash hand basin. Boiler. Double glazed window.

Stairs from Ground to First Floor Landing:

Radiator. Loft access (not inspected).

Bedroom 1

10'8 x 9'4 (3.25m x 2.84m)

Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2

9'5 x 9'4 (2.87m x 2.84m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

7'11 x 7'5 (2.41m x 2.26m)

Radiator. Double glazed window to front aspect.

Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin. Bidet. Heated towel rail. Double glazed window to rear aspect.

Outside

South facing. Part lawned, part patio. Fenced and walled boundaries.

Parking

There is a driveway for two cars. Side gate to garden. Low level brick wall.

EPC = D

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 (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.