



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £245,000 - £255,000



3 Bedroom



1 Reception



2 Bathroom



## 16 Elsted Close, Eastbourne, BN22 9EA

\*\*\*GUIDE PRICE £245,000 - £255,000\*\*\*

A well proportioned three bedroom terraced house that is arranged over three floors with the master bedroom having an en-suite shower room. Benefits include a spacious lounge and fitted kitchen/breakfast room with patio doors opening to the sizeable conservatory. The first floor has two double bedrooms, a bathroom and permanent staircase to the double master bedroom and en-suite. The rear garden is laid to artificial lawn and patio and Hampden Park High Street with its mainline railway station is within comfortable walking distance.



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BN22 9EA

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## Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Garden

## Entrance

Entrance door to-

## Entrance Hallway

Dado rail. Coved ceiling. Stairs to first floor.

## Lounge

15'5 x 12'0 (4.70m x 3.66m)

Coved ceiling. Radiator. Feature fireplace with inset electric fire. Double glazed window. Door to-

## Kitchen/Breakfast Room

15'6 x 8'5 (4.72m x 2.57m)

Fitted range of lightwood wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built in gas hob and eye level double oven.

Plumbing and space for washing machine. Space for dishwasher. Space for upright fridge freezer. Dado rail. Patio doors to-

## Conservatory

13'4 x 9'2 (4.06m x 2.79m)

Wall lights. Double glazed windows. Double glazed door to garden.

## Stairs from Ground to First Floor Landing:

Dado rail. Double glazed window.

## Bedroom 2

14'2 x 9'0 (4.32m x 2.74m)

Radiator. Dado rail. Airing cupboard housing hot water cylinder. Built in wardrobe. Double glazed window to rear aspect.

## Bedroom 3

9'11 x 9'1 (3.02m x 2.77m)

Radiator. TV point. Coved ceiling. Double glazed window to front aspect.

## Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Frosted double glazed window.

## Staircase from First to Second Floor

## Master Bedroom

14'6 x 12'4 (4.42m x 3.76m)

Radiator. Fitted wardrobes. Double glazed window to rear aspect. Door to-

## En-Suite Shower Room/WC

Shower cubicle. Low level WC with concealed cistern and vanity unit. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

## Outside

The enclosed rear garden is laid to patio and artificial lawn with gated rear access.

**Council Tax Band = B**

**EPC = D**

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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.