

Freehold



3 Bedroom



1 Reception



2 Bathroom

£309,950



81 Weavers Close, Eastbourne, BN21 2BH

Conveniently located on the borders of Upperton and Rodmill, this well presented terraced house has three bedrooms and boasts en suite facilities. There is a modern fitted kitchen with fully integrated appliances with an adjoining open plan sitting/dining room where access is gained to the South Westerly facing lawned rear garden. Benefits also include a useful cloakroom, a family bathroom/wc and allocated parking for two vehicles whilst double glazing and gas fired central heating and radiators extend throughout. Nearby shops in Framfield Way, the hospital and local schools can all be found within walking distance.

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Main Features

Entrance

Frosted double glazed door to-

Terraced House

Entrance Hallway

Radiator. Wood laminate flooring.

3 Bedrooms

Cloakroom

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Low level WC. Pedestal wash hand basin. Wood laminate flooring. Radiator. Frosted double glazed

window.

Sitting/Dining Room

Sitting/Dining Room

Kitchen

 $16'4 \times 15'4$ (4.98m $\times 4.67m$) Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to rear aspect. Double

glazed double doors to rear.

En-Suite Shower

Room/WC

Spaces

Kitchen

9'8 x 7'9 (2.95m x 2.36m)

Modern Bathroom/WC

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with upstands and work surfaces with cupboards and drawers under. Inset four ring gas hob and eye level oven. Integrated fridge freezer, dishwasher and washing machine. Range of wall mounted units. Extractor. Concealed

Stairs from Ground to First Floor Landing:

 South Westerly Facing Landscaped Garden

Access to loft (not inspected).

2 Allocated Parking

Master Bedroom

10'1 x 8'8 (3.07m x 2.64m)

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

wall mounted gas boiler. Tiled flooring. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC set in vanity unit. Shaver point. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Bedroom 2

10'2 x 8'9 (3.10m x 2.67m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

10'3 x 6'3 (3.12m x 1.91m)

Radiator. Carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Part tiled walls.

Outside

The rear garden enjoys a secluded south westerly aspect, being laid to lawn and patio. There is a store shed included and gated rear access.

Parking

There are two allocated parking spaces adjacent to the property.

Council Tax Band = D

EPC = B

Agents Note:

A yearly management charge of approximately £250.00 is paid here.

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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.