



TOWN PROPERTY



01323 412200

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

- Terraced House
 - 3 Bedrooms
 - Cloakroom
 - Sitting/Dining Room
 - Kitchen
 - En-Suite Shower Room/WC
 - Modern Bathroom/WC
 - South Westerly Facing Landscaped Garden
 - 2 Allocated Parking Spaces
- Entrance**
Frosted double glazed door to-
- Entrance Hallway**
Radiator. Wood laminate flooring.
- Cloakroom**
Low level WC. Pedestal wash hand basin. Wood laminate flooring. Radiator. Frosted double glazed window.
- Sitting/Dining Room**
16'4 x 15'4 (4.98m x 4.67m)
Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to rear.
- Kitchen**
9'8 x 7'9 (2.95m x 2.36m)
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 wall mounted gas boiler. Tiled flooring. Double glazed window to front aspect.
- Stairs from Ground to First Floor Landing:**
Access to loft (not inspected).
- Master Bedroom**
10'1 x 8'8 (3.07m x 2.64m)
Radiator. Carpet. Built in wardrobe. 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.