



01323 412200

TOWN PROPERTY

Freehold

4 Lilac Close, Eastbourne, BN22 0SH

£425,000



4 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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An extremely spacious four bedroom detached house that provides well proportioned accommodation throughout. Being offered CHAIN FREE the house has undergone improvement and benefits from a refitted kitchen with integrated appliances, double aspect lounge/dining room opening onto the conservatory, a ground floor cloakroom and utility area with plumbing and space for washing machine. The first floor has four double bedrooms and a refitted shower room. The rear garden is mainly laid to lawn and provides a high level of seclusion. Situated on the borders of Hampden Park and Willingdon, local shops can be found at the nearby Freshwater Square. An internal inspection comes highly recommended.

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Main Features

- Detached House
- 4 Bedrooms
- Cloakroom
- Lounge/Dining Room
- Conservatory
- Kitchen & Utility Room
- Shower Room/WC
- Garden
- Garage & Driveway
- CHAIN FREE

Entrance

Covered porch to-

Entrance Hallway

Stairs to first floor. Radiator. Phone point. Dado rail. Understairs cupboard.

Cloakroom

Low level WC with concealed cistern. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Part tiled walls. Frosted double glazed window.

Lounge/Dining Room

23'7 x 12'6 (7.19m x 3.81m)

Radiator. Feature fireplace with inset coal effect fire. Double glazed window to front aspect. Patio doors to-

Conservatory

9'5 x 6'6 (2.87m x 1.98m)

Wood effect flooring. Double glazed windows. French doors to garden.

Kitchen

12'8 x 9'1 (3.86m x 2.77m)

Fitted range of white high gloss wall and base units. Worktop with inset single drainer one and a half bowl sink unit with mixer tap. Built in electric hob with coloured glass splashback. Eye level oven and extractor cooker hood. Integrated dishwasher. Space for upright fridge freezer. Cupboard housing gas boiler. Part tiled walls. Double glazed window to rear aspect. Door to-

Utility Room

5'7 x 4'1 (1.70m x 1.24m)

Tiled flooring. Double glazed window. Door to garden.

Stairs from Ground to First Floor Landing:

Dado rail. Loft hatch (not inspected).

Bedroom 1

12'1 x 10'8 (3.68m x 3.25m)

Radiator. Built in wardrobe with hanging file. Double glazed window to front aspect.

Bedroom 2

14'1 x 8'8 (4.29m x 2.64m)

Radiator. Built in double wardrobe. Double glazed window to rear aspect.

Bedroom 3

11'6 x 7'9 (3.51m x 2.36m)

Radiator. Airing cupboard housing hot water cylinder. Double glazed window to rear aspect.

Bedroom 4

11'2 x 7'9 (3.40m x 2.36m)

Radiator. Built in cupboard. Double glazed window to front aspect.

Shower Room/WC

Refitted white suite comprising of corner shower cubicle. Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden provides a high level of seclusion and is laid to patio and lawn and there is an area of decking, well stocked flower beds and borders, an outside tap and gated side access.

Garage

The garage has an electric up and over door, power and light.

Council Tax Band = D