



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 1 Bathroom

£285,000



23 Penrith Way, Eastbourne, BN23 8NS

Located in North Langney within walking distance of the nearby shopping centre and schools, this semi detached property is being sold CHAIN FREE. Arranged with two bedrooms, both with built in wardrobes, there is a sitting room and an adjoining conservatory. Further benefits include a cloakroom, fitted kitchen and a stylish modern bathroom/wc whilst the rear garden is laid to lawn. A driveway to the front provides invaluable off street parking. Stone Cross Village with its schools and further amenities is also close by.

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Main Features

- End Terraced House
- 2 Bedrooms
- Cloakroom
- Sitting Room
- Double Glazed Conservatory
- Kitchen
- Bathroom/WC
- Lawned Garden
- Driveway
- CHAIN FREE

Entrance

Double glazed frosted composite door to-

Entrance Vestibule

Door to-

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

Entrance Hallway

Radiator. Understairs cupboard.

Sitting Room

12'4 x 11'3 (3.76m x 3.43m)

Radiator. Carpet. Double glazed window to rear aspect. Sliding double glazed doors to-

Double Glazed Conservatory

10'2 x 8'8 (3.10m x 2.64m)

Carpet. Double glazed windows to rear and side aspects. Sliding double glazed doors to rear garden.

Kitchen

10'3 x 6'6 (3.12m x 1.98m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric cooker and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Concealed extractor. Wall mounted gas boiler. Radiator. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected).

Bedroom 1

9'11 x 9'2 (3.02m x 2.79m)

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

Bedroom 2

9'5 x 5'11 (2.87m x 1.80m)

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

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. Shaver point. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is mostly lawned with an area of patio and hardstanding (for a shed etc). There are also surrounding borders.

There is an area of front garden.

Parking

A driveway to the front provides off street parking.

Council Tax Band = C

EPC = D