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 Entrance

Double glazed frosted composite door to-

Door to-

• 2 Bedrooms Cloakroom

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

Sitting Room
Entrance Hallway
Padiator Understairs

Radiator. Understairs cupboard.

Double Glazed Conservatory Sitting Room

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

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

Bathroom/WC Double Glazed Conservatory

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

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

rear garden.

Driveway Kitchen

• CHAIN FREE 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

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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.