






TOWN PROPERTY



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Freehold

 3 Bedroom  1/2 Reception  1 Bathroom

£319,950



11 Princes Road, Eastbourne, BN23 6HS

Being sold CHAIN FREE this immaculately presented house in Langney Point is semi detached and arranged with three bedrooms. There is a spacious sitting/dining room, fitted kitchen and a first floor shower room and separate WC, whilst double glazing and gas fired central heating and radiators extend throughout. A shared driveway extends to the side with hardstanding to the front and the secluded rear garden is laid to lawn and patio, with flower borders and has a retractable awning. The exciting marina development, picturesque seafront, shops and local schools can all be found close by.

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£319,950**Main Features**

- Semi Detached House
- 3 Bedrooms
- Sitting/Dining Room
- Kitchen
- Shower Room
- Separate WC
- Front & Rear Gardens
- Shared Driveway
- Car Hardstanding
- CHAIN FREE

Entrance

Covered entrance porch with frosted double glazed composite door to-

Entrance Hallway

Radiator. Understairs cupboard housing gas boiler. Bamboo flooring. Frosted double glazed window.

Sitting/Dining Room

14'10 x 10'8 / 8'8 x 8'6 (4.52m x 3.25m / 2.64m x 2.59m)

Radiator. Fireplace with brick surround, mantel above and inset gas fire. Carpet. Double glazed window to front aspect. Sliding double glazed double doors to rear.

Kitchen

8'7 x 7'10 (2.62m x 2.39m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric oven and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Serving hatch. Double glazed window to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected). Frosted double glazed window.

Bedroom 1

12'8 x 10'10 (3.86m x 3.30m)

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

Bedroom 2

10'7 x 10'7 (3.23m x 3.23m)

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

Bedroom 3

9'6 x 6'9 (2.90m x 2.06m)

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

Shower Room

Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Tiled flooring. Tiled walls. Radiator. Frosted double glazed window.

Separate WC

Low level WC. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

There are attractive front and rear gardens.

Parking

There is a shared driveway to the side with hard standing to the front. There is NO GARAGE.

EPC = D

Council Tax Band = C