



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## Guide Price £250,000 - £260,000



## 4 Welbeck Close, Eastbourne, BN22 0UA

\*\*\* GUIDE PRICE £250,000 - £260,000 \*\*\*

Being sold CHAIN FREE, this terraced house in Willingdon Trees has three bedrooms and is within close walking distance of Hampden Park Village High street, the mainline railway station and local schools. Having a spacious sitting room, there is a fitted kitchen/dining room with access to the adjoining conservatory with a bathroom and separate wc upstairs. The property has an enclosed rear garden and benefits further from a new boiler, a new consumer unit and double glazing and gas fired central heating and radiators throughout.



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Eastbourne, BN22 0UA

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## Main Features

- Terraced House
- 3 Bedrooms
- Sitting Room
- Refitted Kitchen/Dining Room
- Double Glazed Conservatory
- Refitted Bathroom
- Refitted Separate WC
- Pleasant Rear Garden
- CHAIN FREE

### Entrance

Frosted double glazed door to-

### Entrance Hallway

Radiator. Understairs cupboard and two store cupboards, one housing space and plumbing for washing machine and one with new consumer unit. Wood laminate flooring.

### Sitting Room

14'6 x 11'1 (4.42m x 3.38m )

Radiator. Wood laminate flooring. Double glazed window to front aspect.

### Kitchen/Dining Room

16'11 x 8'2 (5.16m x 2.49m )

Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric double oven under. Space for two fridge freezers. Space and plumbing for dishwasher. Range of wall mounted units. Extractor. Radiator. Double glazed window to rear aspect.

### Double Glazed Conservatory

11'5 x 8'1 (3.48m x 2.46m)

Radiator. Double glazed window to rear aspect. Double glazed doors to rear.

### Stairs from Ground to First Floor Landing

Airing cupboard housing new gas boiler. Large cupboard. Access to loft (not inspected).

### Bedroom 1

13'9 x 8'8 (4.19m x 2.64m )

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

### Bedroom 2

9'9 x 8'9 (2.97m x 2.67m )

Radiator. Wood laminate flooring. Double glazed window to front aspect.

### Bedroom 3

8'8 x 6'8 (2.64m x 2.03m )

Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

### Bathroom

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Fully tiled walls. Frosted double glazed window.

### Separate WC

Low level WC. Part tiled walls. Frosted double glazed window.

### Outside

There is a secluded and Westerly facing rear garden arranged with areas of decking and planted borders. A shed is included.

EPC = C

COUNCIL TAX BAND = B

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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.