



TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£265,000 - £275,000



13 Middleham Way, Eastbourne, BN23 8NT

*** GUIDE PRICE £265,000 - £275,000 ***

An extremely well presented two bedroom end of terraced house with two allocated parking spaces. Situated in North Langney off Friday Street the house provides well proportioned accommodation comprising of a ground floor cloakroom, lounge/dining room with French doors to rear garden and fitted kitchen. The first floor has a refitted bathroom and two double bedrooms. Langney shopping centre is within comfortable walking distance and the area has several schools catering for all ages. An internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented End Of Terrace House
- 2 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Lawned & Patio Rear Garden
- Double Glazing
- Two Allocated Parking Spaces

Entrance

Frosted glass door to -

Lobby

Coved ceiling. Wood effect flooring. Door to -

Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Hallway

Radiator. Wood effect flooring. Understairs cupboard. Stairs to first floor.

Lounge/Dining Room

12'8 x 11'5 (3.86m x 3.48m)

Radiator. Television point. Coved ceiling. Wood effect flooring. Double glazed French doors to rear garden.

Fitted Kitchen

10'1 x 6'3 (3.07m x 1.91m)

Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and gas hob with extractor cooker hood. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Wall mounted gas boiler. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Coved ceiling. Airing cupboard.

Bedroom 1

9'9 x 9'3 (2.97m x 2.82m)

Radiator. Coved ceiling. Built-in double wardrobe. Television point. Double glazed window to front aspect.

Bedroom 2

11'6 x 5'11 (3.51m x 1.80m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

Outside

The enclosed rear garden is laid to patio and lawn with flower beds and gated side access.

Parking

To the front there are two allocated parking spaces.

EPC = D

Council Tax Band = C