

4 Purbeck Close,  
Eastbourne, BN23 8EX

Freehold

£450,000



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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.



TOWN PROPERTY



01323 412200

Freehold

4 Bedroom 2 Reception 2 Bathroom

£450,000



4 Purbeck Close, Eastbourne, BN23 8EX

An extremely spacious four bedroom detached house with detached double garage and off road parking for several vehicles. Forming part of the popular Penine Estate in Langney the house benefits from two separate reception rooms with a double aspect lounge, bay windowed dining room, a fitted kitchen with integrated appliances and a refitted ground floor cloakroom. The first floor comprises of four bedrooms, the master having a refitted shower room and further bathroom. Further benefits include lawned gardens, double glazing and gas central heating. Langney Shopping Centre is within comfortable walking distance and the area is covered by schools catering for all ages. An internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

## 4 Purbeck Close, Eastbourne, BN23 8EX

£450,000

## Main Features

- Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Double Aspect Lounge
- Dining Room
- Fitted Kitchen/Breakfast Room
- En-Suite to Master Bedroom
- Modern Bathroom
- Lawned Garden
- Double Garage

## Entrance

Door with stained glass frosted windows.

## Ground Floor Cloakroom

White suite comprising of low level WC, vanity unit with wash hand basin and mixer tap. Part tiled walls. Frosted double glazed window.

## Hallway

Radiator. Coved ceiling. Understairs cupboard. Stairs to first floor.

## Double Aspect Lounge

19'9 x 11'9 (6.02m x 3.58m )

Coved Ceiling. Radiators. Double glazed window to front aspect and patio doors to rear garden.

## Dining Room

10'11 x 10'9 (3.33m x 3.28m )

Coved ceiling. Double glazed bay window to front aspect.

## Fitted Kitchen/Breakfast Room

12'10 x 8'7 (3.91m x 2.62m)

Fitted ranged of wall and base units, worktops with inset single drainer sink unit with mixer tap. Built in electric hob and eye level oven. Stainless steel extractor cooker hood. Integrated fridge, washing machine and dishwasher. Part tiled walls. Cupboard housing gas boiler. Wood effect flooring. Heated towel rail. Inset spotlights. Double glazed window and door to garden.

## Stairs from Ground to First Floor Landing

Coved ceiling. Loft hatch (not inspected). Airing cupboard housing hot water cylinder. Double glazed window.

## Double Aspect Master Bedroom

10'9 x 9'10 (3.28m x 3.00m)

Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed windows to front aspect. Door to-

## En-Suite

Re-fitted white suite comprising of shower cubicle, vanity unit with inset wash basin with mixer tap. Low level WC with concealed cistern. Inset spotlights. Heated towel rail. Frosted double glazed window.

## Bedroom 2

11'3 x 9'8 (3.43m x 2.95m)

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

## Bedroom 3

10'2 x 9'5 (3.10m x 2.87m)

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

## Bedroom 4

9'3 x 6'7 (2.82m x 2.01m )

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

## Modern Bathroom

White suite comprising of panelled bath with shower over and shower screen. Low level WC with concealed cistern. Pedestal wash basin. Part tiled walls. Radiator. Frosted double glazed window.

## Outside

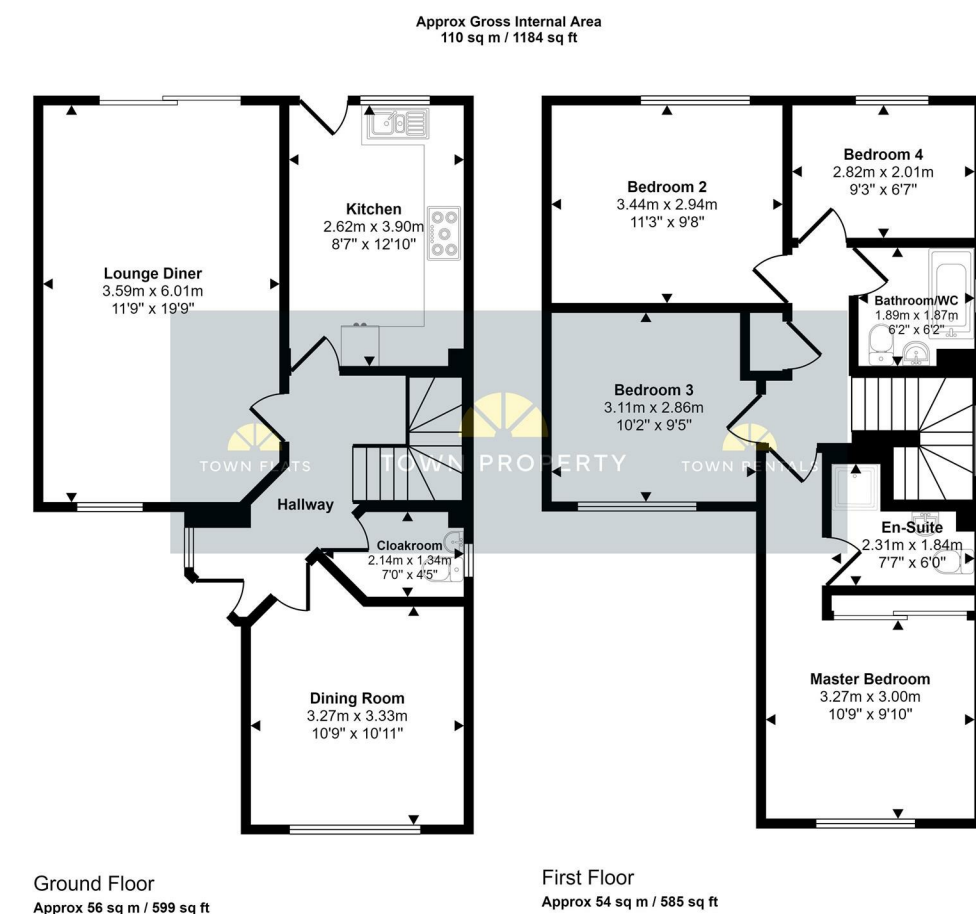
The garden is laid to lawn and patio with well spaced flower beds. There is a decked seating area at the bottom of the garden, a wooden shed, gated access and access to the-

## Double Garage

The garage has two up and over doors, light and power.

EPC = D

COUNCIL TAX BAND = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

[www.town-property.com](http://www.town-property.com) | [E. info@town-property.com](mailto:info@town-property.com) | T. 01323 412200

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.