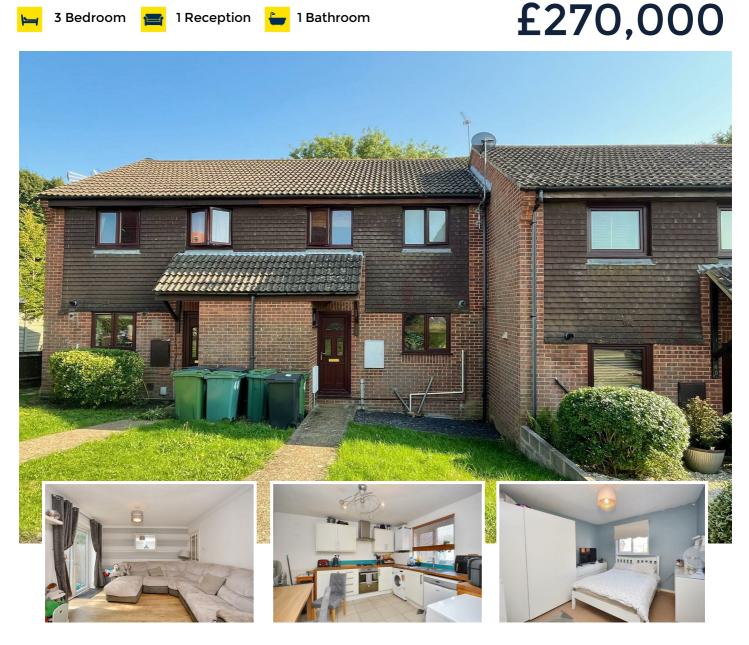


Freehold

3 Bedroom **1** Reception 1 Bathroom



42 Shalfleet Close, Eastbourne, BN23 8DU

An extremely spacious three bedroom terraced house with an allocated parking space. Located within easy walking distance of Langney Shopping Centre and nearby schools the house is being offered chain free. Benefits include a fitted kitchen/breakfast room, spacious lounge/dining room with French doors to the rear gardens and there is a ground floor cloakroom. The first floor comprises of three double bedrooms and a fitted bathroom. An internal inspection comes highly recommended.

Freehold

42 Shalfleet Close, Eastbourne, BN23 8DU

£270,000

Main Features	Entrance Entrance door to-
 Terraced House 	Hallway Radiator. Tiled floor. Stairs to the first floor.
Three Bedrooms	
Ground Floor Cloakoom	Ground Floor Cloakroom Low level WC. Wash hand basin. Tiled floor. Frosted double glazed window.
• Lounge/Dining Room	Lounge/Dining Room 17'3 x 11'5 (5.26m x 3.48m) Coved ceiling. Radiator. Wood effect flooring. Double glazed window and French doors to garden.
• Fitted Kitchen	
Bathroom/WC	Fitted Kitchen 12'8 x 10'6 (3.86m x 3.20m) Fitted range of wall and base units, solid wood worktop with single drainer sink unit with mixer tap, built in gas hob and electric oven with stainless steel extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge freezer. Wall mounted gas boiler. Tiled floor. Part tiled walls. Double glazed window to front aspect.
 Allocated Parking Space 	
 Close to Langney 	
Shopping Centre	
	Stairs from Ground to First Floor Landing Built in cupboard. Loft hatch (not inspected).
	Bedroom 1 12'8 x 10'5 (3.86m x 3.18m) Radiator. Double glazed window to front aspect.
	Bedroom 2 11'8 x 10'1 (3.56m x 3.07m) Radiator. Double glazed window to side aspect.
	Bedroom 3 8'7 x 6'10 (2.62m x 2.08m) Radiator. Double glazed window to front aspect.
	Bathroom/WC White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash basin with tiled splashback. Radiator. Frosted double glazed window.
	Outside The rear garden provides a high level of seclusion with mature trees at the rear. It is laid to lawn and decking and there is an allocated parking space to the front.
	COUNCIL TAX BAND = B
	EPC = C

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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 (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.