



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£270,000



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.

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Main Features

- Terraced House
- Three Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Allocated Parking Space
- Close to Langney Shopping Centre

Entrance

Entrance door to-

Hallway

Radiator. Tiled floor. Stairs to the first floor.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Tiled floor. Frosted double glazed window.

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

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.

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