



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£375,000



28 Wade Close, Eastbourne, BN23 6AW

An extremely well presented three bedroom detached house enviably situated in Langney Point within easy walking distance of local shops and the Seafront. Providing well proportioned accommodation the house benefits from a ground floor cloakroom, lounge/dining room, wonderful conservatory and fitted kitchen. The first floor comprises of three bedrooms a modern fitted bathroom. The enclosed rear garden is laid to lawn and patio with access to the garage and an electrical awning. With double glazing, gas central heating and an additional parking space as well as the garage. An internal inspection comes highly recommended.

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Main Features

- Detached House
- Three Bedrooms
- Ground Floor Cloakroom
- Double Aspect Lounge
- Conservatory
- Fitted Kitchen
- Modern Bathroom
- Secluded Garden
- Garage

Entrance

Entrance door to-

Hallway

Tiled floor. Radiator. Stairs to first floor.

Ground Floor Cloakroom

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

Double Aspect Lounge

15'5 x 15'0 (4.70m x 4.57m)

Coved ceiling. Radiators. Double glazed window to side aspect. French doors to-

Double Glazed Conservatory

14'7 x 7'8 (4.45m x 2.34m)

Tiled floor. Radiator. Coved ceiling. Light and power. Patio doors to rear garden.

Fitted Kitchen

10'11 x 8'8 (3.33m x 2.64m)

Fitted range of wall and base units, worktop with inset single drainer one and half bowl sink unit with mixer tap. Built in five ring gas hob with stainless steel extractor cooker hood and electric eye level oven. Space for upright fridge freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Tiled floor. Part tiled walls. Double glazed window.

Stairs from Ground to First Floor Landing

Loft hatch (not inspected). Double glazed window.

Bedroom 1

12'10 x 9'3 (3.91m x 2.82m)

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

Bedroom 2

12'9 x 8'3 (3.89m x 2.51m)

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

Bedroom 3

6'5 x 6'0 (1.96m x 1.83m)

Radiator. Double glazed window to side aspect.

Modern Bathroom

Suite comprising of corner bath with shower over. Low level WC. Pedestal wash basin. Tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The enclosed rear garden offers a high level of seclusion. Mainly laid to lawn there are mature trees, shrubs within well stocked flower beds and fruit trees, an area of patio, gated side access and access to the garage.

Garage

Up and over doors at both ends. Light and power.

COUNCIL TAX BAND = D