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TOWN PROPERTY

Freehold

3 Bedroom 2 Reception 1 Bathroom

£275,000



96 Langney Road, Eastbourne, BN21 3JL

Located in the heart of Eastbourne town centre, this Period end terraced house provides spacious accommodation and is ideally suited for HMO/investment usage with further scope to extend, subject to consents. Currently arranged with three bedrooms and two receptions, there is a kitchen, lean to conservatory and cloakroom with a bathroom and separate wc on the first floor. The house is in need of modernisation and refurbishment but does benefit from gas fired central heating, radiators and mostly double glazed windows. The seafront, Beacon shopping centre and mainline railway station are all within close walking distance.

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£275,000**Main Features**

- Period End Terraced House
- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Lean To Conservatory
- Ground Floor Cloakroom
- Bathroom
- Separate WC
- Walled Courtyard Garden

Entrance

Frosted double glazed door to-

Entrance Vestibule

Inner door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet.

Sitting Room

13'10 x 11'3 (4.22m x 3.43m)

Radiator. Carpet. Double glazed window to front aspect.

Dining Room

15'6 x 9'11 (4.72m x 3.02m)

Radiator. Carpet. Double glazed window to rear and side aspects.

Kitchen

11'6 x 8'9 (3.51m x 2.67m)

Range of units comprising of single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Space for fridge freezer. Range of wall mounted units. Tiled flooring. Double glazed window to rear aspect. Door to-

Lean to Conservatory

11'9 x 5'5 (3.58m x 1.65m)

Radiator. Tiled flooring. Radiator. Double glazed window to rear aspect and door to rear garden and door to-

Cloakroom

Low level WC. Wall mounted wash hand basin.

Stairs from Ground to First Floor Landing

Radiator. Access to loft with ladder (not inspected).

Bedroom 1

13'11 x 10'11 (4.24m x 3.33m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

8'11 x 8'9 (2.72m x 2.67m)

Radiator. Carpet. Double glazed window to rear aspect. Pedestal wash hand basin.

Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Radiator. Double glazed frosted window.

Separate WC

Low level WC. Double glazed frosted window.

Outside

There is a walled courtyard garden to the rear.

EPC = E**COUNCIL TAX BAND = B**

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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 (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.