



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

Guide Price
£275,000 - £295,000



50 Great Cliffe Road, Eastbourne, BN23 7BB

*** GUIDE PRICE £275,000 - £285,000 ***

Conveniently located in Langney close to St. Catherines College, Langney shopping centre and the exciting marina development, this terraced house has three bedrooms. There are two receptions and a newly fitted kitchen with a double glazed conservatory providing access to a nice rear garden that includes a new 'summerhouse'. The property also includes a bathroom/wc, double glazing and gas fired central heating. Off street parking could be reinstated to the rear, or on the front, subject to consents. Eastbourne town centre is approximately two and a half miles distant.



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Main Features

- Terraced House
- Three Bedrooms
- Sitting Room
- New Kitchen
- Dining Room
- Double Glazed Conservatory
- Bathroom/WC
- Rear Garden Includes New Summerhouse
- Close to Schools, Marina Development and Langney Shopping Centre

Entrance

Covered entrance with frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Frosted double glazed window.

Sitting Room

13'1 x 10'2 (3.99m x 3.10m)

Carpet. Radiator. Double glazed window to front aspect.

New Kitchen

8'11 x 8'9 (2.72m 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 with electric oven under. Space for washing machine, tumble dryer and American Style Fridge Freezer. Range of wall mounted units and wall mounted gas boiler.

Dining Room

8'4 x 7'10 (2.54m x 2.39m)

Radiator. Double glazed double doors to rear aspect.

Double Glazed Conservatory

9'1 x 6'2 (2.77m x 1.88m)

Double glazed window and double doors to rear aspect.

Stairs from Ground to First Floor Landing

Airing/Linen cupboard. Access to loft (not inspected).

Bedroom 1

11'6 x 10'0 (3.51m x 3.05m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

8'11 x 7'5 (2.72m x 2.26m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3/Study

10'0 x 6'0 (3.05m x 1.83m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap. Pedestal wash basin with mixer tap. Low level WC.

Radiator. Double glazed frosted window.

Outside

There is a pleasant rear garden that extends approximately 50' in length and is laid to decking, slate and stone coverings. A new summerhouse and mostly replacement fencing are further benefits.

Parking

There is currently no parking, but there was once car hardstanding to the rear which could be reinstated (if fencing alignment is changed). The front garden could also be changed to hard standing, subject to consents.

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.