



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£300,000 - £310,000



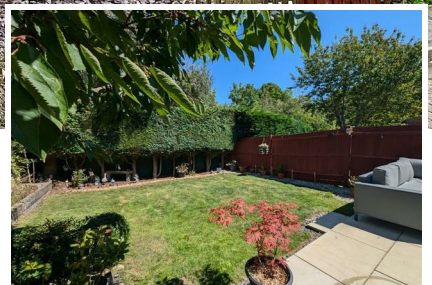
3 Bedroom



1 Reception



1 Bathroom



26 Pagham Close, Eastbourne, BN23 8EW

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Presented to a high standard throughout, this spacious semi detached house in Langney has three generous bedrooms and features a stylish refitted bathroom/wc. Approached via a double glazed entrance porch, there is a generous sitting room and a modern kitchen/dining room where access is gained to the secluded rear garden. Benefits include a cloakroom, double glazing and gas fired central heating and radiators whilst to the side is a long driveway where ample off street parking is provided. The 'Turin' local school and shops in Milfoil Drive are close by and Langney Shopping centre and Stone Cross Village are also in the surrounding area.

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Main Features

- Semi Detached House
- 3 Generous Bedrooms
- Cloakroom
- Sitting Room
- Dining Area
- Modern Kitchen Area
- Modern Bathroom/WC
- Driveway Providing Off Road Parking
- Close to Langney Shopping Centre and Stone Cross Village

Entrance

Double glazed door to-

Double Glazed Porch

Double glazed inner door to-

Entrance Hallway

Radiator. Understairs cupboard. Store cupboard.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Wood laminate flooring. Vanity unit. Frosted double glazed window.

Sitting Room

13'8 x 10'8 (4.17m x 3.25m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Dining Room Area

10'5 x 8'0 (3.18m x 2.44m)

Radiator. Wood laminate flooring. Sliding double glazed door to rear aspect.

Modern Kitchen Area

8'5 x 8'2 (2.57m x 2.49m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Inset five ring gas hob with electric oven under. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units and wall mounted gas boiler.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

11'4 x 10'1 (3.45m x 3.07m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

13'1 x 10'11 (3.99m x 3.33m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

8'0 x 7'6 (2.44m x 2.29m)

Radiator. Carpet. Double glazed window to front aspect.

Modern Bathroom/WC

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled floor and part tiled walls. Frosted double glazed window.

Outside

There landscaped rear garden enjoys a secluded aspect and is arranged to lawn and patio with planted borders and a garden pond. There is also a useful shed to the side.

Parking

A long driveway to the side provides ample off street parking.

EPC = C

COUNCIL TAX BAND = C