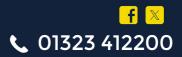


3 Bedroom

**1** Reception



Freehold

## Guide Price £300,000 - £310,000



1 Bathroom

### 26 Pagham Close, Eastbourne, BN23 8EW

#### \*\*\* Guide Price £300,000 - £310,000 \*\*\*

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.

### 26 Pagham Close, Eastbourne, BN23 8EW

# Guide Price £300,000 - £310,000

Main Features	Entrance Double glazed door to-
<ul> <li>Semi Detached House</li> </ul>	Double Glazed Porch Double glazed inner door to-
• 3 Generous Bedrooms	Entrance Hallway Radiator. Understairs cupboard. Store cupboard.
Cloakroom	<b>Cloakroom</b> Low level WC. Wall mounted wash hand basin with mixer tap. Wood laminate flooring. Vanity unit. Frosted double glazed window.
<ul> <li>Sitting Room</li> </ul>	
• Dining Area	Sitting Room 13'8 x 10'8 (4.17m x 3.25m) Radiator. Wood laminate flooring. Double glazed window to front aspect.
<ul> <li>Modern Kitchen Area</li> </ul>	Dining Room Area 10'5 x 8'0 (3.18m x 2.44m) Radiator. Wood laminate flooring. Sliding double glazed door to rear aspect.
<ul> <li>Modern Bathroom/WC</li> </ul>	
<ul> <li>Driveway Providing Off</li> </ul>	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.
Road Parking	
<ul> <li>Close to Langney</li> </ul>	
Shopping Centre and Stone Cross Village	Stairs from Ground to First Floor Landing Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.
	<b>Bedroom 1</b> 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.
	<b>Bedroom 3</b> 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

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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 (sech 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.