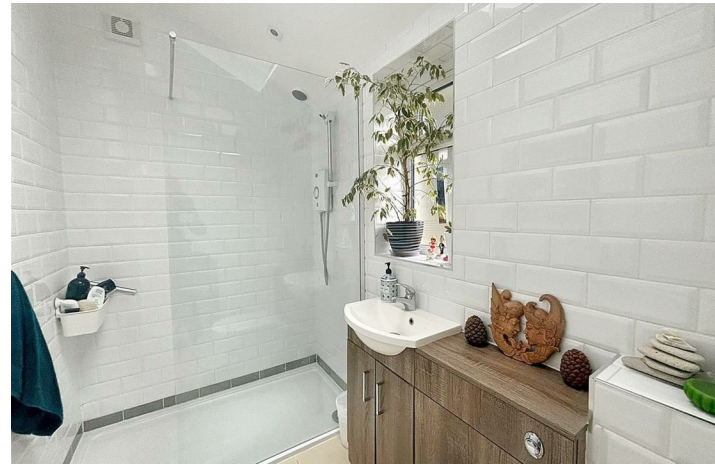


2 Burrow Down Close,
Eastbourne, BN20 8SU

Freehold

£415,000



3 Bedroom 1 Reception 2 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold

3 Bedroom 1 Reception 2 Bathroom

£415,000



2 Burrow Down Close, Eastbourne, BN20 8SU

Enjoying a wonderful setting amongst attractive and secluded gardens, this well presented detached house has been extended and is nestled alongside the South Downs with easy access for rambling, dog walking, mountain biking etc., with far reaching views over Eastbourne and side Sea Views, also being enjoyed. It's three bedrooms are spacious, and the flexible living accommodation includes a sitting room with adjoining snug, and a generous refitted kitchen/dining room. Further benefits include a modern bathroom/w.c., plus a downstairs, floor to ceiling tiled shower room and w.c., double glazing and gas fired central heating with a single garage and car-parking for 2+ cars on owned land being included.

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2 Burrow Down Close, Eastbourne, BN20 8SU

£415,000

Main Features

- Extended Detached House
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Lounge Area
- Snug Area
- Double Aspect Fitted Kitchen/Dining Room
- Modern Bathroom/WC
- Attractive & Secluded Mature Rear Garden
- Far Reaching Views Over Eastbourne

Entrance

Radiator. Wood effect flooring. Built in cupboard with fixed shelving. Further built in cupboard. Skylight - giving lots of natural light. Stairs to first floor.

Ground Floor Shower Room/WC

Shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and cupboards below. Low level WC. Tiled flooring with underfloor heating. Tiled walls. Extractor fan. Skylight - giving lots of natural light. Frosted double glazed window.

Lounge Area

16'8 x 11'7 (5.08m x 3.53m)

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

Snug Area

11'5 x 6'0 (3.48m x 1.83m)

A suntrap. Double glazed patio doors to rear gardens.

Double Aspect Fitted Kitchen/Dining Room

16'7 x 11'0 (5.05m x 3.35m)

Modern range of refitted high gloss wall and base units. Worktop with inset ceramic single drainer sink unit and chrome mixer tap. Built in electric hob and eye level oven. Plumbing and space for washing machine. Space for upright fridge freezer. Plumbing and space for dishwasher. Part tiled walls. Tiled flooring. Breakfast bar. Radiator. Cupboard housing gas boiler. Inset spotlights. Double glazed windows to side and rear aspect. Door to garden.

Stairs from Ground to First Floor Landing:

P.I.R. sensor floor lighting. Double glazed window with glorious far reaching views over The Downs, Eastbourne and a side Sea View all the way to Hastings.

Bedroom 1

11'8 x 9'9 (3.56m x 2.97m)

Radiator. Coved ceiling. Double glazed window to rear aspect with side views over Eastbourne to the Sea.

Bedroom 2

9'10 x 9'1 (3.00m x 2.77m)

Airing cupboard housing hot water cylinder. Built in double wardrobe. Loft hatch (not inspected). Double glazed window to rear aspect with side views over Eastbourne to the Sea.

Bedroom 3

8'2 x 6'6 (2.49m x 1.98m)

Radiator. Double glazed window to front aspect with glorious far reaching views over Eastbourne and side Sea View over to Hastings and beyond.

Modern Bathroom/WC

White suite comprising of panelled bath with shower over. Low level WC. Wash hand basin with chrome mixer tap. Tiled walls. Chrome heated towel rail. Shaver point. Extractor fan. Frosted double glazed window.

Outside

The enclosed rear gardens provide a high level of seclusion with mature trees and shrubs bordering the gardens. There is an area of patio and pathway to the rear section of back garden with a wooden shed. There is also gated side access. To the front there is a garage with an up and over door with two car parking spaces on owned land.

Council Tax Band = C