



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

## Offers In The Region Of £390,000



### 3 Rangemore Close, Eastbourne, BN21 2FE

Forming part of an exclusive Close (private Road) in Rodmill, this deceptively spacious house is semi detached and boasts three double bedrooms. Approached via a wide hallway, there is a sizeable sitting room leading to a modern and well appointed kitchen/dining room with granite worktops and fully integrated appliances. There is a stylish en suite and a family bathroom/wc, both in similar design, and there is a useful cloakroom on the ground floor. Gardens extend to the rear and side where access is gained to the single garage which is approached via an area of driveway where further off street parking is provided. Nearby shops in Framfield Way, numerous schools and the Eastbourne and District Hospital are all within close walking distance. Being sold CHAIN FREE.



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Eastbourne, BN21 2FE

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## Main Features

- Spacious Semi Detached House
- Three Double Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- En-Suite Shower Room/WC
- Bathroom/WC
- Driveway
- Garage
- CHAIN FREE

### Entrance

Covered entrance with door to-

### Entrance Hallway

Radiator. Understairs cupboard. Quickstep laminate flooring. Meter cupboard. Frosted double glazed window.

### Cloakroom

Wall mounted WC. Wall mounted wash hand basin and vanity unit. Radiator. Quickstep laminate flooring.

### Sitting Room

18'2 x 10'0 (5.54m x 3.05m)

Radiator. Wall mounted electric fire. Quickstep laminate flooring. Double glazed window to front aspect.

### Kitchen/Dining Room

16'11 x 12'7 (5.16m x 3.84m )

Range of units comprising of sink bowl with surrounding granite worktops and drainer with mixer tap and upstands. Range of cupboards and drawers. Inset five ring gas hob. Integrated washing machine, tumble dryer and dishwasher. Integrated fridge freezer. Eye level oven and combination oven. Wall mounted units and extractor fan. Radiator. Quickstep laminate flooring. Double glazed windows to side and rear. Double glazed door to side and double glazed double doors to rear aspect.

### Stairs from Ground to First Floor Landing

Airing cupboard housing wall mounted gas boiler. Access to loft (not inspected). Frosted double glazed window.

### Master Bedroom

14'1 x 9'9 (4.29m x 2.97m)

Radiator. Carpet. Double glazed window to rear aspect.

### En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Wall mounted WC. Radiator. Tiled floor and tiled walls.

### Bedroom 2

14'1 x 6'6 (4.29m x 1.98m)

Radiator. Carpet. Double glazed window to rear aspect.

### Bedroom 3

11'1 x 9'9 (3.38m x 2.97m)

Radiator. Carpet. Double glazed window to front aspect.

### Bathroom/WC

Bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Wall mounted WC. Shaver point. Radiator. Tiled floor and tiled walls. Double glazed window.

### Outside

There are lawned and patio gardens to the rear with a tree lined area to the side where a decking pathway provides access to gated side access and the garage.

### Parking

A driveway leads to the garage.

### Garage

16'87 x 9'23 (4.88m x 2.74m)

Remote up and over, light, power and overhead storage.

### EPC = C

### COUNCIL TAX BAND = D

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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.