

4 Wordsworth Drive,
Eastbourne, BN23 7QP

Freehold

£370,000



3 Bedroom 1 Reception 1 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.



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*** GUIDE PRICE £370,000 - £380,000 ***

This beautifully presented three-bedroom detached family home, situated in the ever-popular Langney area of Eastbourne. Having undergone extensive modernisation and refurbishment, the property features a spacious kitchen/dining area living that flows seamlessly into a stunningly landscaped rear garden. The ground floor cloakroom and spacious lounge adds to the properties long list of features. Additionally, there is a garage/gym located at the back of the property. Viewing is highly recommended to truly appreciate the quality and finish of this home.

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Main Features

- Immaculate Detached House
- Three Bedrooms
- Cloakroom
- Lounge
- Contemporary Kitchen/Diner
- Double Glazed Conservatory
- Modern Bathroom/WC
- Landscaped Rear Garden
- Garage & Parking
- High Specification Throughout

Entrance

Double glazed front door to-

Hallway

Radiator. Karndean flooring. Decorative panelling. Understairs cupboard. Double glazed window to side aspect.

Cloakroom

WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Part tiled walls and tiled floor. Heated towel rail. Frosted double glazed window.

Lounge

14'3 x 10'6 (4.34m x 3.20m)

Column radiator. Decorative panelling. Carpet. Double glazed window to front aspect.

Kitchen/Diner

17'5 x 8'5 (5.31m x 2.57m)

Range of wall and base units, worksurfaces with bowl and a half sink unit and cupboards and drawers under. Breakfast island with electric hob. Electric oven. Integrated microwave and fridge freezer. Space and plumbing for washing machine, dishwasher and tumble dryer. Karndean flooring. Radiator.

Double Glazed Conservatory

15'8 x 7'3 (4.78m x 2.21m)

UPVC construction. Radiator. Karndean flooring. Double doors to rear garden.

Stairs from Ground to First Floor Landing

Storage cupboard. Decorative panelling. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

12'4 x 8'8 (3.76m x 2.64m)

Radiator. Built in wardrobe. Decorative panelling. Carpet. Double glazed window to rear aspect.

Bedroom 2

10'2 x 7'10 (3.10m x 2.39m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

8'11 x 7'1 (2.72m x 2.16m)

Radiator. Carpet. Desk area. Double glazed window to front aspect.

Bathroom/WC

Bath with shower screen and double shower over. Wall mounted wash hand basin with mixer tap. WC with concealed cistern. Illuminating mirror. Tiled walls and tiled floor. Heated towel rail. Frosted double glazed window.

Outside

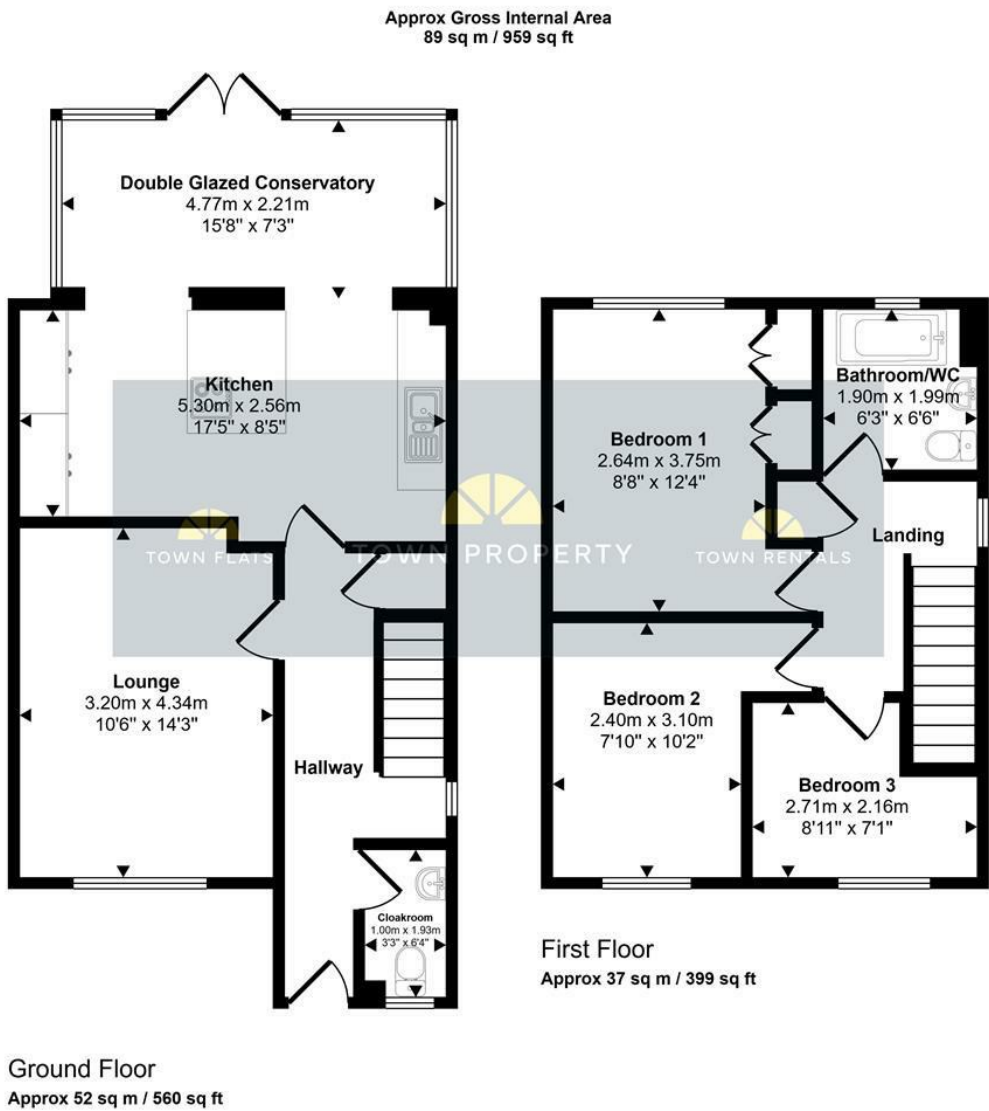
The front garden is laid to lawn with a porcelain tiled path to the front door. There is also a side gate for access to the rear garden. The rear garden is mainly laid to lawn with stoned and fenced boundaries. There is also a seating area and direct access to the garage.

Garage

The garage has been converted partly into a home gym with spotlights, insulated and plastered walls and the front half of the garage is storage with an up and over door.

EPC = D

COUNCIL TAX BAND = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.