Freehold

3 Bedroom



1 Reception



1 Bathroom

**Guide Price** £280,000 - £290,000



# 10 Frenchgate Close, Eastbourne, BN22 9EX

\*\*\* GUIDE PRICE £280,000 - £290,000 \*\*\*

Being sold CHAIN FREE, this terraced house in Hampden Park is just yards from the Village High Street shops and mainline railway station. Having three bedrooms, the property features a spacious sitting/dining room with access onto the rear garden and into the fitted kitchen. The family bathroom/wc is modern and well appointed and double glazing and gas fired central heating and radiators extend throughout. To the rear of the house is a patio garden with an impressive garden room/shed. A single garage can be found in the nearby block and numerous amenities including schools can also be found in the surrounding area.

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### **Main Features**

Terraced House

· Three Bedrooms

• Sitting/Dining Room

Kitchen

• Modern Bathroom/WC

Paved Rear Garden

Garage in Nearby Block

 Gas Central Heating and Double Glazing Throughout

CHAIN FREE

#### **Entrance**

Frosted double glazed door to-

**Entrance Hallway** 

Radiator.

### Sitting/Dining Room

15'7 x 12'10 (4.75m x 3.91m)

Two radiators. Understairs cupboard. Double glazed window to front aspect. Double glazed sliding door to rear aspect.

#### Kitchen

8'11 x 6'9 (2.72m x 2.06m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and double oven under. Space for fridge freezer. Range of wall mounted units and wall mounted gas boiler. Further space and plumbing for washing machine and dishwasher. Tiled flooring. Double glazed window to rear aspect.

# Stairs from Ground to First Floor Landing Airing cupboard. Access to loft (not inspected).

### Bedroom 1

12'6 x 9'0 (3.81m x 2.74m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

### Bedroom 2

9'10 x 9'0 (3.00m x 2.74m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

### Bedroom 3

8'9 x 6'6 (2.67m x 1.98m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

## Modern Bathroom/WC

Panelled shower bath with mixer tap and wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

## Outside

There is a patio garden to the rear which has gated access and includes an impressive garden room/shed.

### **Garage in Nearby Block**

16'9 x 8'3 (5.11m x 2.51m)

Up and over door. Hardstanding in front of garage.

Council Tax Band = B

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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.