Freehold

2 Bedroom



1 Reception



1 Bathroom

£265,000



5 Bromley Close, Eastbourne, BN23 7LF

Conveniently located in Langney close to West Rise School and within close walking distance of the shopping centre, this spacious terraced house has been extended and boasts a front porch. With two double bedrooms, there is a generous sitting room and a fitted kitchen whilst a cloakroom and bathroom/wc are also included. Double glazing and gas fired central heating and radiators extend throughout most of the house. To the rear is a secluded rear garden which is laid in principle to decking. Nearby bus services also run towards the town centre and exciting marina development.

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Main Features

Well Presented Langney
Terraced House

2 Bedrooms

· Sitting Room

 Fitted Kitchen/Breakfast Room

Ground Floor Cloakroom

Modern Bathroom/WC

 Decked Rear Garden With Covered Area

Double Glazing

Gas Central Heating

Entrance

Frosted double glazed door to -

Open Plan Porch/Hallway

Carpet. Frosted double glazed window.

Sitting Room

12'8 x 12'3 (3.86m x 3.73m)

Radiator. Carpet. Double glazed window to front aspect.

Inner Hallway:

Radiator. Frosted double glazed door to rear.

Kitchen/Breakfast Room

11'6 x 9'0 (3.51m x 2.74m)

Range of units comprising single drainer sink unit with mixer tap and surrounding worksurfaces with upstands & drawers under. Inset four ring electric hob and electric oven under. Space for 'American' style fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Radiator. Tiled floor. Double glazed window to rear aspect.

Ground Floor Cloakroom

Low level WC. Wall mounted wash hand basin and vanity unit under. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Linen cupboard. Carpet. Loft access (not inspected).

Bedroom 1

15'5 x 11'1 (4.70m x 3.38m)

Radiator (not connected). Vinyl flooring. Double glazed window to front aspect.

Bedroom 2

13'3 x 9'0 (4.04m x 2.74m)

Radiator. Vinyl flooring. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled shower bath with chrome mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor. Fully tiled walls. Frosted double glazed window.

Outside

Rear Garden: arranged to decking with surrounding fencing, a covered area and gated rear access.

Front Garden: Laid to lawn.

EPC = C

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.