

21 Sturdee Close,
Eastbourne, BN23 6AZ

Freehold

£400,000



4 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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 £400,000 - £415,000 ***

Conveniently located in Langney Point, this extended detached house offers four bedrooms, two receptions and a garden room with access onto the secluded lawned rear garden. Benefits include a cloakroom, fitted kitchen/breakfast room and a bathroom/wc with an adjacent garage with driveway in front. The stunning beaches, shops in Beatty Road and local schools are close by whilst the exciting marina development is also easily accessible. Eastbourne Town Centre is approximately one and half miles distant.

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Main Features

- Extended Detached House
- Four Bedrooms
- Cloakroom
- Sitting Room & Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Bathroom/WC
- Lawn & Patio Garden
- Driveway
- Garage

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Wood laminate flooring. Double glazed window to side aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Wood laminate flooring. Radiator. Frosted double glazed window.

Sitting Room

15'4 x 14'5 (4.67m x 4.39m)
Two radiators. Fireplace with decorative surround and mantel above. Wood laminate flooring. Understairs cupboard. Sliding patio doors to garden.

Dining Room

13'9 x 8'7 (4.19m x 2.62m)
Radiator. Wood laminate flooring. Double glazed window to side aspect. Sliding patio doors to-

Garden Room

9'3 x 6'2 (2.82m x 1.88m)
Radiator. Wood laminate flooring. Sliding patio doors to garden.

Kitchen

11'1 x 8'6 (3.38m x 2.59m)
Range of units comprising of single drainer sink unit with mixer tap and part tiled walls with surrounding worksurfaces having cupboards and drawers under. Inset four ring gas hob with electric double oven under. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Range of wall mounted units. Concealed extractor. Tiled flooring. Radiator. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected) with ladder.

Bedroom 1

12'9 x 8'3 (3.89m x 2.51m)
Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'0 x 8'10 (3.05m x 2.69m)
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 3

13'7 x 8'9 (4.14m x 2.67m)
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed windows to rear and side aspect.

Bedroom 4/Study

6'6 x 5'7 (1.98m x 1.70m)
Radiator. Carpet. Double glazed window to side aspect.

Bathroom/WC

Panelled bath with shower screen, mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Tiled flooring and fully tiled walls. Frosted double glazed window.

Outside

There is a secluded lawned and patio rear garden which slightly tapers into a point. Planted with shrubs and flowers, there is also a shed.

Parking

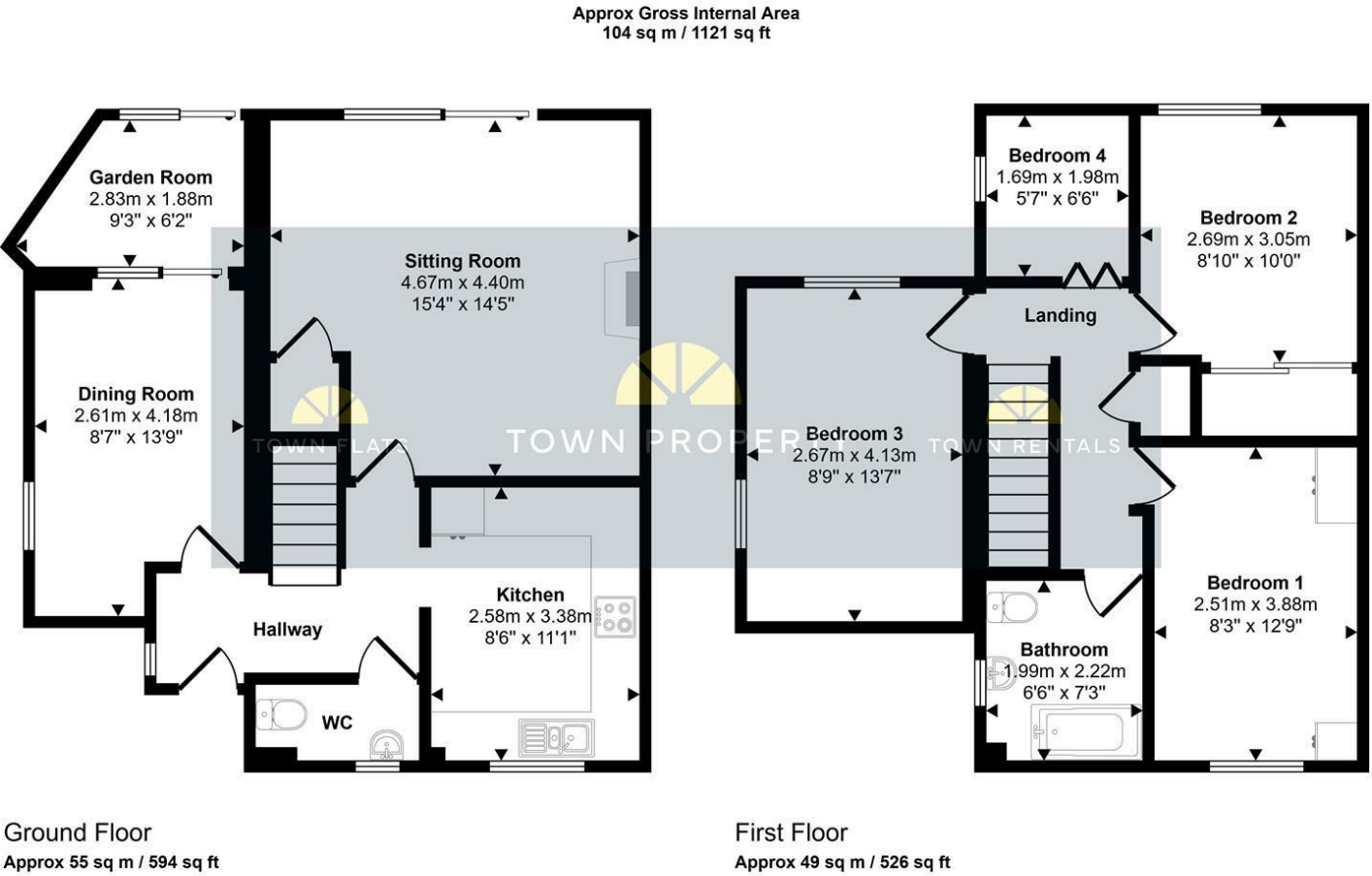
There is a driveway in front of the garage.

Garage

16'6 x 8'14 (5.03m x 2.44m)
Up and over door. Power and light. Double glazed window and door to rear.

COUNCIL TAX BAND = D

EPC = 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.