Freehold





1 Reception



1 Bathroom

Guide Price £265,000 - £275,000



25 Heather Close, Eastbourne, BN23 8DF

*** GUIDE PRICE £265,000 - £275,000 ***

Located just a short walk from Langney shopping centre, this semi detached house has three bedrooms and is being sold CHAIN FREE. In need of decoration and some modernisation, the property features a spacious open plan sitting/dining room with both a kitchen and bathroom/wc included. There is a Southerly facing lawned rear garden and parking is arranged to the front in the form of a driveway that leads to the single garage. Double glazing and gas fired central heating and radiators extend throughout.

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Main Features

Entrance

Frosted double glazed door to-

· Semi Detached House

Vestibule

• 3 Bedrooms

· Bathroom/WC

Cupboard housing gas boiler. Frosted double glazed window. Door to-

 Open Plan Sitting Room/Dining Room Open Plan Sitting Room/Dining Room

20'1 x 14'3 (6.12m x 4.34m)

Radiator. Wood laminate flooring. Understairs cupboard. Double glazed window

to rear aspect and double glazed door to rear garden.

Kitchen

Kitchen

9'10 x 6'5 (3.00m x 1.96m)

 Southerly Facing Lawned Rear Garden Range of units comprising of single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for cooker and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Double glazed widow to rear aspect.

Driveway

CHAIN FREE

Garage

Stairs from Ground to First Floor Landing

Store cupboard. Access to loft (not inspected).

• Gas Central Heating & Double

Bedroom 1

13'3 x 10'10 (4.04m x 3.30m)

Radiator. Carpet. Double glazed window to rear aspect.

Glazing Throughout

Bedroom 2

10'3 x 9'6 (3.12m x 2.90m)

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

Bedroom 3

7'4 x 7'1 (2.24m x 2.16m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is a lawned rear garden with gated side access.

Parking

A driveway to the front provides off street parking and leads to the garage.

Garage

15'11 x 8'1 (4.85m x 2.46m)

Up and over door.

EPC = C

COUNCIL TAX BAND = C

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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.