Freehold

3 Bedroom



1 Reception



1 Bathroom

£300,000



# 11 Pinewood Close, Eastbourne, BN22 OSA

Located on the borders of Hampden Park this well presented house has three bedrooms and is semi detached. The spacious sitting/dining room leads to the fitted modern kitchen where some appliances are integrated. In addition, there is a modern bathroom/wc and to the rear, the secluded garden enjoys a pleasant Southerly aspect. Further benefits include double glazing and gas fired central heating and radiators throughout, whilst a garage is located in the nearby block. Schools and nearby shops are close by and the Village high street shops and mainline railway station is approximately half a mile distant.

# 11 Pinewood Close, Eastbourne, BN22 OSA

# £300,000

## **Main Features**

· Semi Detached House

· 3 Bedrooms

Sitting/Dining Room

Kitchen

· Bathroom/WC

 Southerly Facing Rear Garden

Garage in Nearby Block

 Double Glazed Windows & Gas Central Heating Throughout

 Close to Local Schools & Shops

#### **Entrance**

New composite frosted double glazed door to-

# **Entrance Hallway**

Radiator. Wood laminate flooring. Frosted double glazed window.

# Sitting/Dining Room

22'11 x 13'6 (6.99m x 4.11m)

Radiator. Wood laminate flooring. Double glazed window to front aspect. Double glazed door to garden.

#### Kitchen

8'3 x 7'10 (2.51m x 2.39m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Integrated dishwasher. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and extractor. Understairs cupboard. Double glazed door to side.

# Stairs from Ground to First Floor Landing

Access to partially board loft (not inspected). Cupboard housing gas boiler. Double glazed window to side aspect.

#### Bedroom 1

11'11 x 9'11 (3.63m x 3.02m)

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

### Bedroom 2

10'6 x 10'0 (3.20m x 3.05m)

Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect.

# Bedroom 3

8'9 x 6'4 (2.67m x 1.93m)

Radiator. Built in cupboard. Wood laminate flooring. Double glazed window to front aspect.

# Bathroom/WC

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

# Outside

There are front and rear gardens, the rear enjoying a Southerly aspect.

### **Parking**

There is a single garage located in a nearby block.

# COUNCIL TAX BAND = C

EPC = C

www.town-property.com | E. info@town-property.com | T. 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.