



TOWN PROPERTY



01323 412200

Freehold



2/3 Bedroom



1/2 Reception



1 Bathroom

Guide Price
£325,000 - £335,000



11 Reynolds Road, Eastbourne, BN23 7NQ

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Being sold CHAIN FREE, this detached chalet style house in Langney has two/three bedrooms and a spacious sitting/dining room. Notable for its delightful Southerly facing landscaped rear garden, the property is well served with parking having a driveway, covered car port and an attached single garage with remote up and over door. Further benefits include a cloakroom, fitted kitchen and a modern bathroom/wc whilst double glazing and gas fired central heating and radiators extend throughout. Local shops and West Rise School can be found within close walking distance and the exciting marina development and seafront can also be found in the surrounding area.

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Main Features

- Detached Chalet Style House
- 2/3 Bedrooms
- Cloakroom
- Sitting/Dining Room
- Garden Room/Bedroom 3
- Kitchen
- Bathroom/WC
- Landscaped Southerly Facing Garden
- Car Port, Driveway & Garage
- CHAIN FREE

Entrance

Covered car port entrance with frosted double glazed door to-

Hallway

Stairs to first floor.

Cloakroom

Low level WC. Wall mounted wash hand basin. Electric heater. Frosted double glazed window.

Sitting/Dining Room

18'3 x 15'9 (5.56m x 4.80m)

Radiator. Carpet. York stone fireplace with mantel above and inset electric fire. Double glazed windows to front and side aspect.

Garden Room/Bedroom 3

10'11 x 9'3 (3.33m x 2.82m)

Radiator. Carpet. Door with side light to rear aspect.

Kitchen

10'1 x 6'11 (3.07m x 2.11m)

Range of units comprising of single drainer stainless steel sink unit and part tiled walls with surrounding worksurfaces and cupboards and drawers under. Inset four ring electric hob and eye level oven. Integrated washing machine. Space for fridge and freezer. Wall mounted units and extractor. Double glazed window to rear aspect. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing

Radiator. Airing cupboard. Cupboard housing gas boiler. Double glazed window to side aspect.

Bedroom 1

16'11 x 11'6 (5.16m x 3.51m)

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

Bedroom 2

10'11 x 9'1 (3.33m x 2.77m)

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

Modern Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Wall mounted wash hand basin with mixer tap, set in vanity unit. Shaver point. Radiator. Fully tiled walls. Access to loft (not inspected).

Outside

There is a lovely Southerly facing rear garden with areas of lawn, Indian sandstone patio and planted borders. There is also gated side access, an outside tap and a door to the garage.

Parking

A driveway leads to a carport and attached garage.

Garage

18'23 x 7'9 (5.49m x 2.36m)

Remote up and over door. Power and light. Double glazed door to rear.

COUNCIL TAX BAND = D

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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.