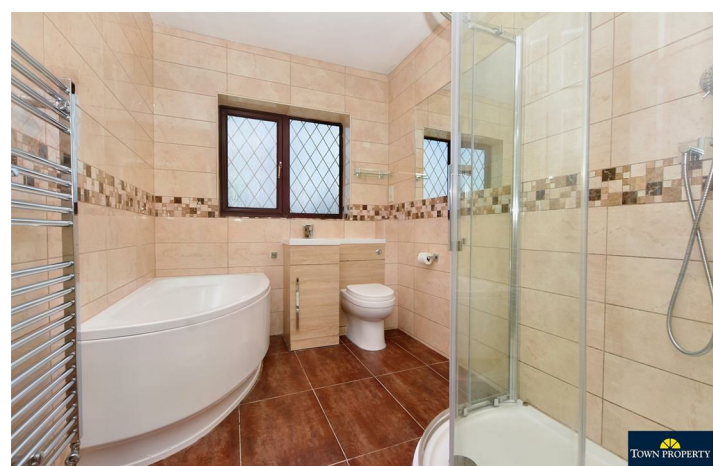
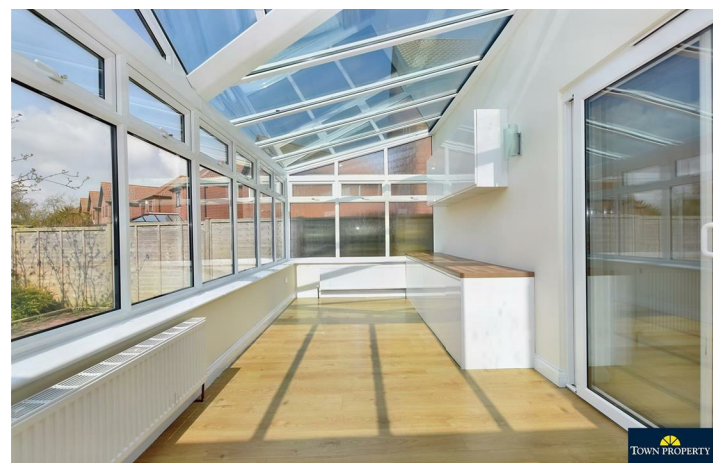


11 Schofield Way,
Eastbourne, BN23 6HQ

Freehold

£420,000



 3/4 Bedroom  2/3 Reception  1 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold

 3/4 Bedroom  2/3 Reception  1 Bathroom

£420,000



11 Schofield Way, Eastbourne, BN23 6HQ

Located just a short walk from the stunning beaches and exciting marina development, this newly decorated detached house in Langney Point is arranged with three/four bedrooms and includes a large double glazed conservatory. The property features a fitted kitchen/dining room with some integrated appliances and underfloor heating also features a useful utility room and family room/Bedroom 4. Further benefits include a cloakroom and a fully tiled bath and shower room/wc whilst the pleasant rear garden is mostly laid to lawn and patio. A driveway to the front provides off street parking. Beatty Road shops and bus services that run into town are just a short walk away. Eastbourne town centre is approximately two miles distant.

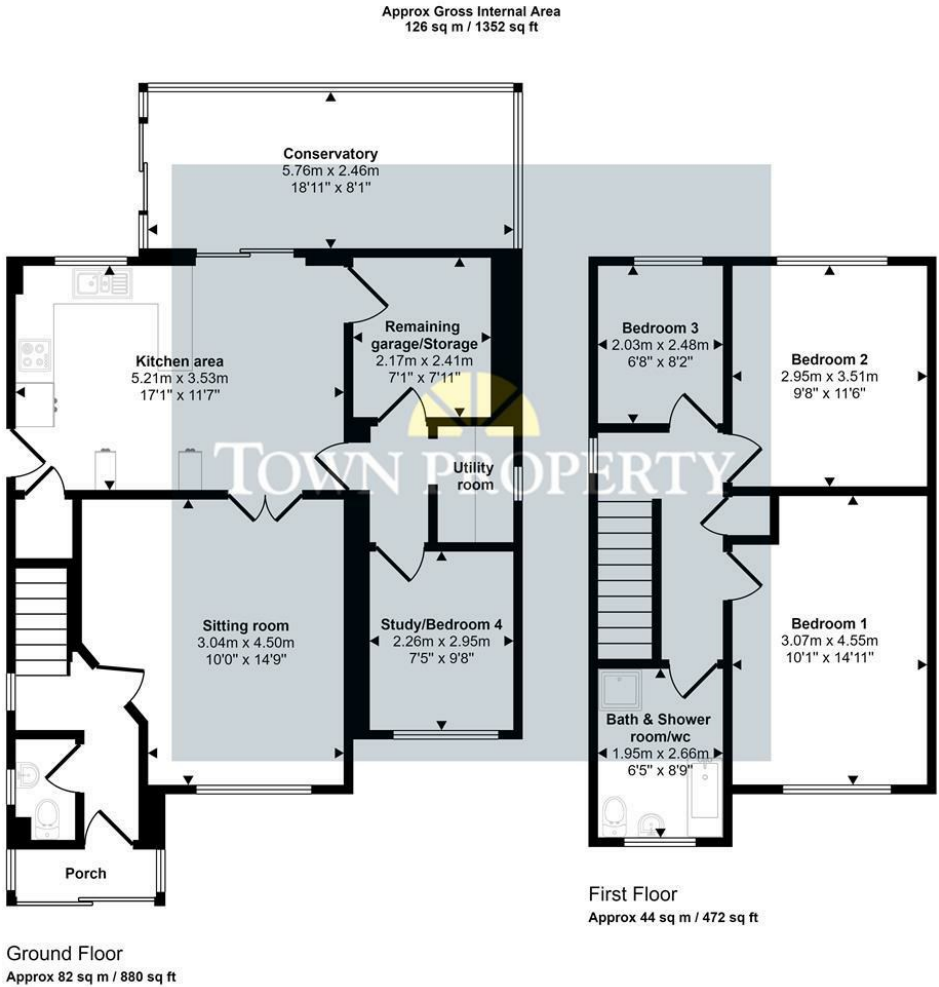
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11 Schofield Way, Eastbourne, BN23 6HQ

£420,000

Main Features	Entrance Sliding double glazed door to-
<ul style="list-style-type: none">Detached House3/4 BedroomsCloakroomSitting RoomKitchen/Dining RoomDouble Glazed ConservatoryUtility RoomFamily Room/Bedroom 4Bath & Shower Room/WCLawned Rear Garden & Driveway	Entrance Porch Double glazed windows. Inner door to-
	Entrance Hallway Radiator. Double glazed window to side aspect.
	Cloakroom Low level WC. Wash hand basin with mixer tap set in vanity unit. Tiled walls. Tiled flooring. Frosted double glazed window.
	Sitting Room 14'9 x 10'0 (4.50m x 3.05m) Radiator. Wood laminate flooring. Double glazed window to front aspect.
	Kitchen/Dining Room 17'1 x 11'7 (5.21m x 3.53m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Space and plumbing for dishwasher. American style fridge freezer. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Understairs cupboard. Tiled and underfloor heating. Radiator. Double glazed window to front aspect. Door to side.
	Double Glazed Conservatory 18'11 x 8'1 (5.77m x 2.46m) Radiator. Wood laminate flooring. Fitted units. Double glazed window to rear aspect and double glazed doors to rear.
	Utility Room Radiator. Tiled flooring. Worktop with space and plumbing under for fridge, washing machine and tumble dryer. Frosted double glazed window. Door to-
	Family Room/Bedroom 4 9'8 x 7'5 (2.95m x 2.26m) Radiator. Double glazed window to front aspect. Door from inner hallway to remaining garage.
	Stairs from Ground to First Floor Landing: Radiator. Linen cupboard. Access to loft with ladder (not inspected). Double glazed window to side aspect.
	Bedroom 1 14'11 x 10'1 (4.55m x 3.07m) Radiator. Wood laminate flooring. Double glazed window to front aspect.
	Bedroom 2 11'6 x 9'8 (3.51m x 2.95m) Radiator. Wood laminate flooring. Double glazed window to rear aspect.
	Bedroom 3 8'2 x 6'8 (2.49m x 2.03m) Radiator. Wood laminate flooring. Double glazed window to rear aspect.
	Bath & Shower Room/WC Panelled corner bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Tiled flooring with underfloor heating. Frosted double glazed window.

Outside	The rear garden enjoys a pleasant South Westerly aspect and is laid to lawn and patio. Raised planted beds are also included and there is gated side access.
Parking	A driveway to the front provides off street parking.
Remaining Garage	7'11 x 7'1 (2.41m x 2.16m) Light and door to side.
EPC = C	
Council Tax Band = 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.

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