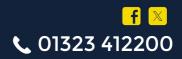


**1** Reception

3 Bedroom



# Offers Based On £250,000



1 Bathroom

### 209 Priory Road, Eastbourne, BN23 7TB

Being sold CHAIN FREE, this semi detached house in Langney has three bedrooms and needs a programme of refurbishment and modernisation. Having a spacious sitting/dining room and adjoining conservatory, there is a kitchen, cloakroom and a modern first floor shower room/wc. There are lawned front and rear gardens and a garage is located in a nearby block. St. Catherines College school, Langney shopping Centre and Westham railway station are all easily accessible.

### 209 Priory Road, Eastbourne, BN23 7TB

## Offers Based On £250,000

Main Features	Entrance Double glazed door to-
Semi Detached House	Porch Inner door to-
• 3 Bedrooms	Hallway Radiator. Carpet. Frosted double glazed window.
• Cloakroom	
Sitting/Dining Room	Cloakroom Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.
<ul> <li>Double Glazed Conservatory</li> </ul>	Sitting Room/Dining Room 22'11 x 14'8 (6.99m x 4.47m) Radiator. Carpet. Fireplace surround and mantel above. Double glazed window to front aspect and double glazed patio doors to conservatory. Kitchen 10'3 x 8'7 (3.12m x 2.62m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding worksurfaces and cupboards and drawers under. Space for cooker and fridge freezer. Space and plumbing for washing machine. Door to understairs cupboard. Cupboard housing gas boiler (not working). Wood laminate flooring. Double glazed window to rear aspect.
Modern Shower Room/WC	
Front & Rear Lawned Gardens	
<ul> <li>Garage in Nearby Block</li> </ul>	
• CHAIN FREE	
	Double Glazed Conservatory 11'3 x 7'10 (3.43m x 2.39m)
	Stairs from Ground to First Floor Landing Carpet. Access to loft (not inspected).
	Bedroom 1 12'4 x 8'8 (3.76m x 2.64m) Radiator. Built in wardrobe. Double glazed window to front aspect.
	Bedroom 2 12'5 x 7'6 (3.78m x 2.29m) Radiator. Double glazed window to rear aspect.
	Bedroom 3 9'3 x 6'6 (2.82m x 1.98m) Radiator. Built in wardrobe. Double glazed window to front aspect.
	Modern Shower Room/WC Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Heated towel rail. Part tiled walls. Airing cupboard. Frosted double glazed window.
	Outside There are lawned front and rear gardens.
	Garage Located in a nearby block.
	COUNCIL TAX BAND = C
	EPC = 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 (sech 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.