



TOWN PROPERTY



☎ 01323 412200

Freehold

Offers Based On
£250,000



3 Bedroom



1 Reception



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.



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Eastbourne, BN23 7TB

Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting/Dining Room
- Double Glazed Conservatory
- Modern Shower Room/WC
- Front & Rear Lawned Gardens
- Garage in Nearby Block
- CHAIN FREE

Entrance
Double glazed door to-

Porch
Inner door to-

Hallway
Radiator. Carpet. Frosted double glazed window.

Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

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.

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