



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£289,950



2 Elmwood Gardens, Eastbourne, BN23 8JH

A CHAIN FREE 3 bedroom link detached house situated in Langney with on comfortable walking distance of Langney Shopping Centre. Benefits include a driveway and garage with up & over door, lounge, fitted kitchen/breakfast room that opens to the lawn and patio garden, three bedrooms and refitted bathroom. The area is served by local schools and is also on a bus route. An internal inspection comes highly recommended.

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Main Features	Entrance Entrance door to -
<ul style="list-style-type: none">• Spacious Link Detached House Located In Langney	Hallway Wood effect flooring. Stairs to first floor landing.
<ul style="list-style-type: none">• 3 Bedrooms	Lounge 14'7 x 12'1 (4.45m x 3.68m) Feature fireplace with inset coal effect fire. Wall lights. Wood effect flooring. Double glazed window to front aspect. Door to -
<ul style="list-style-type: none">• Lounge	
<ul style="list-style-type: none">• Fitted Kitchen/Breakfast Room	Fitted Kitchen/Breakfast Room 15'5 x 10'1 (4.70m x 3.07m) Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Understairs cupboard. Double glazed window and patio doors to rear gardens.
<ul style="list-style-type: none">• Bathroom/WC	
<ul style="list-style-type: none">• Partly Double Glazed	Stairs from Ground to First Floor Landing: Built-in cupboard with fixed shelving. Double glazed window.
<ul style="list-style-type: none">• Lawn & Patio Rear Garden	
<ul style="list-style-type: none">• Off Road Parking	Bedroom 1 Radiator. Built-in double wardrobe. Double glazed window to front aspect.
<ul style="list-style-type: none">• Garage	Bedroom 2 10'3 x 8'2 (3.12m x 2.49m) Built-in wardrobe. Secondary glazed window to rear aspect.
	Bedroom 3 8'10 x 6'6 (2.69m x 1.98m) Radiator. Double glazed window to front aspect.
	Bathroom/WC White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Extractor fan. Frosted secondary glazed window.
	Outside Rear Garden: The garden is laid to lawn and patio. Front Garden: There is off road parking to the front and a garage with up & over door.
	EPC = C
	Council Tax Band = D