



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£259,950



17 Slindon Crescent, Eastbourne, BN23 7AZ

Three bedroom end of terraced family home situated in a quiet enclave of Langney. Whilst pedestrianised to the front with views to the front of an equestrian training facility, large lawned rear garden, off road parking for 2x vehicles and the possibility of creating additional parking. Comprising; lawned front garden, entrance hallway, dual aspect sitting room, dual aspect kitchen diner, three bedrooms, shower room, sizeable rear garden and off street parking. The location affords ease of access to Langney shopping centre, the Sovereign Harbour, local schools and bus routes. Further benefits include no onward chain, gas central heating and double glazing.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Shower Room/WC
- Lawned Rear Garden
- Off Road Parking
- Close to Local Shops,
Schools and Bus Routes
- Gas Central Heating &
Double Glazing
Throughout
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Carpet.

Lounge/Dining Room

21'5 x 11'6 (6.53m x 3.51m)
Two radiators. Electric fireplace. Carpet. Dual aspect with double glazed windows to front and rear aspects.

Kitchen/Breakfast Room

14'10 x 8'9 (4.52m x 2.67m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit. Four ring gas hob. Electric oven. Extractor hood. Space and plumbing for washing machine. Space for fridge freezer. Understairs storage housing gas boiler. Double glazed window to rear and side aspects.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

11'10 x 11'5 (3.61m x 3.48m)
Radiator. Carpet. Airing cupboard. Fixed hanging rail. Double glazed window to rear aspect.

Bedroom 2

11'5 x 8'8 (3.48m x 2.64m)
Radiator. Carpet. Built in storage. Double glazed window to front aspect.

Bedroom 3

9'1 x 7'2 (2.77m x 2.18m)
Carpet. Radiator. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with vanity unit below. Radiator. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with fenced boundaries and gated rear and side access. There is an area of hardstanding at the bottom of the garden.

Parking

Hardstanding beyond the garden is suitable for parking. The rear fence of the garden could be moved to create even further parking.

COUNCIL TAX BAND = B