



Freehold

## 3 Bedroom 💼 1 Reception 🖕 1 Bathroom





## 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.

£259,950

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Main Features Entrance Double glazed front door to- End of Terrace House Hallway Radiator. Carpet. 3 Bedrooms Lounge/Dining Room Lounge/Dining Room 21'5 x 11'6 (6.53m x 3.51m) Two radiators. Electric fireplace. Carpet. Dual aspect with double glazed windows Kitchen/Breakfast Room to front and rear aspects. Kitchen/Breakfast Room Shower Room/WC 14'10 x 8'9 (4.52m x 2.67m) Fitted range of wall and base units, surrounding worktops with inset single drainer Lawned Rear Garden 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. Off Road Parking Double glazed window to rear and side aspects. Close to Local Shops, Stairs from Ground to First Floor Landing Carpet. Loft access (not inspected). Double glazed window to side aspect. Schools and Bus Routes Bedroom 1 Gas Central Heating & 11'10 x 11'5 (3.61m x 3.48m) Radiator. Carpet. Airing cupboard. Fixed hanging rail. Double glazed window to **Double Glazing** rear aspect. Throughout Bedroom 2 11'5 x 8'8 (3.48m x 2.64m) CHAIN FREE 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 assess. 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 EPC = C

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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.