



TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



1 Bathroom

£310,000



12 Exceat Close, Eastbourne, BN23 8HG

Located in Langney within close walking distance of nearby shops and local schools, this semi detached house has three double bedrooms. Benefiting from a large conservatory and off street parking, there is also a cloakroom, sitting room and a fitted Kitchen/breakfast room. A modern first floor shower room/wc is also included. To the rear is a secluded patio garden whilst double glazing and gas fired central heating and radiators extend throughout. Stone Cross Village amenities and Langney shopping centre are also within walking distance.

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Main Features

- Semi Detached House
- 3 Double Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Modern Shower Room/WC
- Patio Rear Garden
- Driveway

Entrance
Frosted double glazed door to-

Entrance Porch
Frosted double glazed windows. Inner door to-

Hallway
Radiator. Understairs cupboard. Tiled flooring. Meter cupboard.

Cloakroom
Low level WC. Wall mounted wash hand basin. Tiled flooring. Frosted double glazed window.

Sitting Room
14'10 x 10'0 (4.52m x 3.05m)
Radiator. Engineered oak flooring. Double glazed window to front aspect.

Kitchen/Breakfast Room
18'9 x 9'7 (5.72m x 2.92m)
Range of units comprising bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob and eye level double oven. Space and plumbing for washing machine, tumble dryer and dishwasher. Further space for full length fridge and freezer. Radiator. Tiled flooring. Double glazed window to rear aspect.

Double Glazed Conservatory
17'6 x 9'4 (5.33m x 2.84m)
Two radiators. Wood laminate flooring. Double glazed windows and double glazed double doors to rear.

Stairs from Ground to First Floor Landing
Carpet. Airing cupboard. Access to loft (not inspected). Frosted double glazed window.

Bedroom 1
13'8 x 8'5 (4.17m x 2.57m)
Carpet. Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2
10'9 x 10'4 (3.28m x 3.15m)
Carpet. Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 3
10'10 x 10'2 (3.30m x 3.10m)
Carpet. Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Modern Shower Room/WC
Walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap with vanity unit under. Low level WC. Radiator. Tiled flooring and tiled walls. Frosted double glazed window.

Outside
There is a secluded patio garden to the rear.

Parking
There is a driveway to the front providing off street parking.

EPC = C

COUNCIL TAX BAND = C