



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£249,950



11 Binsted Close, Eastbourne, BN22 9RT

Being sold CHAIN FREE, this spacious end terraced house in West Hampden Park has three bedrooms and occupies a generous corner plot and has PARKING for at least two vehicles. In need of modernisation and redecoration, the property includes a sitting/dining room, conservatory, kitchen and a workshop/utility room. In addition, there is a bathroom and a separate wc whilst double glazing and gas fired central heating extend throughout. Nearby schools and the Village High street shops and mainline railway station are all within close walking distance. The delightful Hampden Park with its woodland walks, café and sports facilities is also close by.

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Eastbourne, BN22 9RT

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Main Features

- Spacious End of Terrace House
- 3 Bedrooms
- Kitchen
- Sitting/Dining Room
- Double Glazed Conservatory
- Workshop/Utility Room
- Bathroom & Separate WC
- Lawn & Patio Rear Garden
- Driveway
- CHAIN FREE

Entrance

Frosted double glazed door to-

Double Glazed Porch

Double glazed windows. Inner door to-

Hallway

Carpet. Stairs to first floor.

Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for gas cooker (included). Space for fridge. Space and plumbing for washing machine and dishwasher or tumble dryer. Range of wall mounted units and extractor. Understairs cupboard. Tiled flooring. Double glazed window to side aspect. Double glazed door to side.

Sitting/Dining Room

22'5 x 11'6 (6.83m x 3.51m)

Radiator. Carpet. Fireplace surround with mantel above. Double glazed window to front aspect. Double doors to-

Conservatory

10'0 x 9'1 (3.05m x 2.77m)

Double glazed windows. Double glazed double doors to rear.

Workshop/Utility Room

9'4 x 5'7 (2.84m x 1.70m)

Frosted double glazed window.

Stairs from Ground to First Floor Landing

Carpet. Radiator. Double glazed window. Access to loft (not inspected).

Bedroom 1

12'2 x 11'6 (3.71m x 3.51m)

Radiator. Carpet. Built in wardrobe. Airing cupboard. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2

11'5 x 9'0 (3.48m x 2.74m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

8'10 x 7'3 (2.69m x 2.21m)

Radiator. Exposed wooden flooring. Double glazed window to rear aspect.

Bathroom

Panelled bath. Wall mounted wash hand basin. Fully tiled walls. Tiled flooring. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

The gardens to the rear are laid to lawn and patio.

Parking

A gravel covered driveway provides off street parking for at least two vehicles.

EPC = D

COUNCIL TAX BAND = B

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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.