



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1 Reception



2 Bathroom

£375,000



21 Rangemore Drive, Eastbourne, BN21 2TY

A spacious and well proportioned 4 bedroom semi detached house arranged over three floors. Enviably situated in the Rodmill area of Eastbourne the house benefits from a double aspect fitted kitchen/breakfast room and a lounge with access to the rear garden. The first floor comprises of 3 bedrooms, a refitted bathroom and cloakroom and a staircase to the master bedrooms with an En Suite shower room. There are lawned gardens to the front and rear. Being sold CHAIN FREE an internal inspection comes highly recommended.

21 Rangemore Drive,
Eastbourne, BN21 2TY

£375,000

Main Features

- Semi Detached House
- 4 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom & Separate WC
- En Suite Shower Room/WC
- Lawned Rear Garden
- Gas Central Heating &
Double Glazing Throughout
- Close to Local Shops &
Schools

Entrance
UPVC front door to-

Hallway
Radiator. Wood effect flooring. Stairs to the first floor. Double glazed window.

Lounge
13'5 x 12'7 (4.09m x 3.84m)
Wood effect flooring. Coved ceiling. TV point. Fireplace with tiled surround and hearth. Double glazed french doors to garden. Door to-

Kitchen/Breakfast Room
19'7 x 9'0 (5.97m x 2.74m)
Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Built in gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Part tiled walls. Double glazed windows to front and rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Carpet. Built in cupboard housing housing gas boiler. Stairs to second floor.

Bedroom 4
10'2 x 7'10 (3.10m x 2.39m)
Radiator. Wood effect flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2
13'6 x 11'6 (4.11m x 3.51m)
Radiator. Eaves storage cupboard. Wood effect flooring. Double glazed window to rear aspect.

Bedroom 3
11'4 x 9'1 (3.45m x 2.77m)
Radiator. Wood effect flooring. Built in double wardrobe. Double glazed window to rear aspect.

Bathroom
White suite comprising of panelled bath with shower. Pedestal wash hand basin. Heated towel rail. Fully tiled walls. Tiled flooring. Two frosted double glazed windows.

WC
Wood effect flooring. Low level WC. Frosted double glazed window.

Stairs from First to Second Floor Landing
Carpet. Velux window.

Master Bedroom
Radiator. Wood effect flooring. Eaves storage. Built in wardrobe. Two double glazed windows. Door to-

En Suite Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Inset spotlights. Extractor fan. Radiator.

Outside
The rear garden is mainly laid to lawn with a large area of decking. There is gated side access with a brick built storage shed.

EPC = D

COUNCIL TAX BAND = C

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.