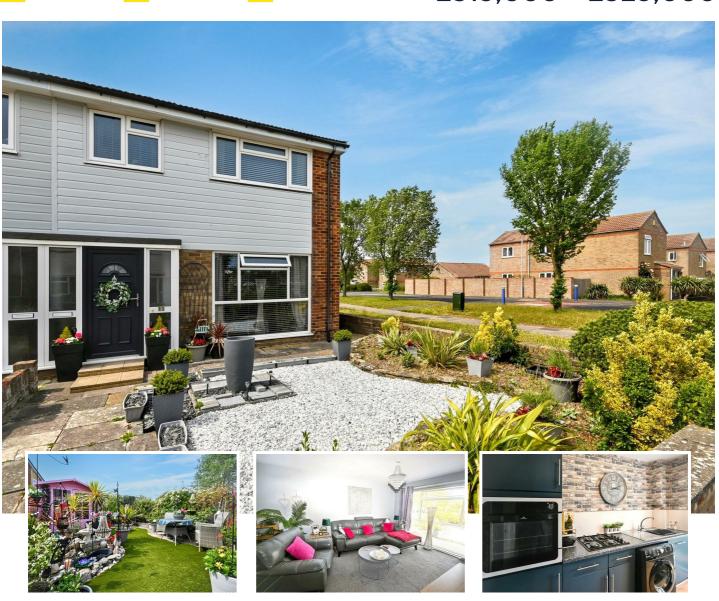
# TOWN PROPERTY

Freehold

**Guide Price** £315,000 - £325,000





### 11 Cornwallis Close, Eastbourne, BN23 6AU

\*\*\*GUIDE PRICE £315,000 - £325,000\*\*\*

An extremely spacious and well-proportioned three-bedroom end of terrace house with a westerly facing garden. The house is situated in the sought after Langney Point area of Eastbourne benefits from two double bedrooms and a further single bedroom, a luxury refitted bathroom, a spacious lounge/dining room and kitchen. A particular feature of the house is the wonderful garden that has artificial grass with well-maintained boarders, side access and garage in a block. There is also off-road parking for two vehicles in front of the garage. Local shops are within easy walking distance as is the Seafront. An internal inspection comes highly recommended.

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Main Features

**Entrance** 

Entrance porch with double glazed inner door to -

· Well Presented End Of

Hallway

Radiator. Understairs cupboard.

**Terraced House** 

Lounge/Dining Room

• 3 Bedrooms 13'8 x 11'3 (4.17m x 3.43m)

Radiator. Carpet. Double glazed window to front aspect.

Lounge/Dining Room

**Dining Area** 

• Fitted Kitchen

10'11 x 9'1 (3.33m x 2.77m )

Double glazed sliding doors to -

Double Glazed Conservatory

Double Glazed Conservatory

16'7 x 6'0 (5.05m x 1.83m)

Modern Bathroom

Space for tumble dryer and additional freezer. Tiled floor. Double glazed windows and doors to rear garden.

Separate Cloakroom

**Fitted Kitchen** 

Double Glazing & Gas

10'2 x 8'2 (3.10m x 2.49m)

Central Heating

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset 4 ring gas hob. 'Eye' level oven. Space for fridge/freezer. Plumbing and space for washing machine. Serving hatch to dining area. Double glazed window and door to conservatory.

Mature Rear Garden

Stairs from Ground to First Floor Landing:

Airing cupboard.

Garage

Bedroom 1

12'1 x 10'5 (3.68m x 3.18m)

Radiator. Double glazed window to front aspect.

Bedroom 2

11'3 x 9'0 (3.43m x 2.74m )

Radiator. Loft access (not inspected) with ladder, boiler in the loft and is partially boarded. Double glazed window to rear aspect.

Bedroom 3

9'2 x 7'5 (2.79m x 2.26m)

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

#### **Modern Bathroom**

Suite comprising panelled bath with chrome mixer tap, wall mounted shower and shower screen. Wash hand basin set in vanity unit with mixer tap and cupboard below. Heated towel rail. Vinyl flooring. Double glazed window.

#### Separate Cloakroom

Low level WC. Double glazed window to rear aspect.

#### Outside

Rear Garden: Westerly facing garden which is low maintenance with patio area, artificial grass, shed, mature shrub borders and side gate for front access.

Front Garden: Paving slabs leading to front door and white pebbled area & borders with shrubs.

#### Garage

Garage en-bloc with up & over door.

EPC = D

Council Tax Band = 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.