



TOWN PROPERTY



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Freehold

Guide Price

£315,000 - £325,000



3 Bedroom



1 Reception



1 Bathroom



11 Cornwallis Close, Eastbourne, BN23 6AU

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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 borders, 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

- Well Presented End Of Terraced House

- 3 Bedrooms

- Lounge/Dining Room

- Fitted Kitchen

- Double Glazed Conservatory

- Modern Bathroom

- Separate Cloakroom

- Double Glazing & Gas Central Heating

- Mature Rear Garden

- Garage

Entrance

Entrance porch with double glazed inner door to -

Hallway

Radiator. Understairs cupboard.

Lounge/Dining Room

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

Radiator. Carpet. Double glazed window to front aspect.

Dining Area

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

Double glazed sliding doors to -

Double Glazed Conservatory

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

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

Fitted Kitchen

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

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.

Stairs from Ground to First Floor Landing:

Airing cupboard.

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