



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£365,000



13 Solomons Close, Eastbourne, BN23 5BD

Being sold CHAIN FREE, this semi detached house in Eastbourne's exciting marina complex has three bedrooms and enjoys views towards the waterfront. The house is presented to a high standard with a modern kitchen, modern bathroom/wc and a useful cloakroom. Stylish shutters and fitted blinds compliment the house further with a secluded landscaped rear garden with palms and artificial grass. There is gated rear access to the garage which is located in a block at the rear. The stunning beaches, nearby cafes and restaurants and the Crumbles shopping complex can all be found within walking distance whilst the town centre is approximately two and half miles distance.

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Eastbourne, BN23 5BD

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Main Features

- Well Presented Semi Detached Harbour Home With Views Towards The Waterfront
- 3 Bedrooms
- Ground Floor Cloakroom
- Sitting Room & Dining Room
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Landscaped Rear Garden
- Garage
- CHAIN FREE

Entrance
Composite frosted double glazed door to -

Hallway
Radiator. Carpet.

Ground Floor Cloakroom
Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

Sitting Room
14'0 x 12'1 (4.27m x 3.68m)
Radiators. Carpet. double glazed window to front aspect with fitted shutters.

Dining Room
10'3 x 7'9 (3.12m x 2.36m)
Radiator. Understairs cupboard. Carpet. Double glazed double doors to rear aspect with fitted blinds.

Fitted Kitchen
10'4 x 7'0 (3.15m x 2.13m)
Range of units comprising single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 5 ring gas hob and electric oven under. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units, extractor and concealed wall mounted gas boiler. Double glazed window to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:
Loft access (not inspected).

Bedroom 1
11'9 x 9'8 (3.58m x 2.95m)
Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls.

Bedroom 2
9'8 x 7'5 (2.95m x 2.26m)
Radiator. Carpet. Double glazed window with marina waterfront view.

Bedroom 3
7'5 x 6'9 (2.26m x 2.06m)
Radiator. Built-in wardrobe. Carpet. Double glazed window with marina waterfront view.

Modern Bathroom/WC
Suite comprising corner bath with chrome mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled floor. Radiator. Frosted double glazed window.

Outside
The secluded and landscaped rear garden features palm trees and artificial grass.

Garage
16'72 x 9'50 (4.88m x 2.74m)
A single garage is located in a block to the rear with up & over door, light and overhead storage.

EPC = C

Council Tax Band = D