

2 Reception

3 Bedroom



Freehold

£365,000



2 Bathroom

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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• Well Presented Semi Hallway Radiator. Carpet. Detached Harbour Home With Views Towards The Cround Floor Cloakroom Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window. Waterfront Sitting Room 100 kr211(4.27m x 3.58m.) Radiators. Carpet. double glazed window to front aspect with fitted shutters. • Ground Floor Cloakroom Ining Room 100 kr 270 (3.15m x 2.36m.) Radiator. Understairs cupboard. Carpet. Double glazed double doors to rear aspect with fitted blinds. • Ground Floor Cloakroom Ining Room 100 kr 270 (3.15m x 2.35m.) Radiator. Understairs cupboard. Carpet. Double glazed double doors to rear aspect with fitted blinds. • Fitted Kitchen Fitted Kitchen Rage of units comprising single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 5 ring as 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 bolier. Double glazed window to rear aspect. Double glazed door to rear. • Landscaped Rear Carden • CHAIN FREE Stairs from Cround to First Floor Landing: Loft access (not inspected). • CHAIN FREE Bedroom 1 19 x 99 (3.56m x 2.35m.) Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect. Door to - Suite comprising shower cubicle with wall mounted shower. Pedestai wash hand basin. With mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part tiled walls. • CHAIN FREE Bedroom 3 75 x 99 (2.26m x 2.26m.) Radiator. Built-in wardrobe. Carpet. Double glazed window with marina waterfront view.	Main Features	Entrance Composite frosted double glazed door to -
 Fitted Attchen 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 fidge/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. Landscaped Rear Garden Carage Bedroom 1 Nadiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect. Door to - En-Suite Shower Room/WC CHAIN FREE Bedroom 2 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 3 75 x 69 (2.26m x 2.06m) Radiator. Built-in wardrobe. Carpet. Double glazed window with marina waterfront view. Modern Bathroom/WC Suite comprising somer bath with chrome mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Bedroom 3 75 x 69 (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 1672 x 950 (4.88m x 2.74m) A single garage is located in a block to the rear with up & over door, light and overhead storage. 	Detached Harbour Home With Views Towards The Waterfront • 3 Bedrooms • Ground Floor Cloakroom • Sitting Room & Dining	 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.
Loft access (not inspected). • Garage • CHAIN FREE Bedroom 1 119 x 98 (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 98 x 75 (2.95m x 2.26m) Radiator. Carpet. Double glazed window with marina waterfront view. Bedroom 3 75 x 69 (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.	• En-Suite Shower Room/WC	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.
• CHAIN FREE 109 x 98 (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 75 (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. Carage 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.	Landscaped Rear Garden	
Bedroom 29'8 x 7'5 (2.95m x 2.26m)Radiator. Carpet. Double glazed window with marina waterfront view.Bedroom 37'5 x 6'9 (2.26m x 2.06m)Radiator. Built-in wardrobe. Carpet. Double glazed window with marina waterfront view.Modern Bathroom/WCSuite 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.OutsideThe secluded and landscaped rear garden features palm trees and artificial grass.Carage16'72 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.	-	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
EPC = C Council Tax Band = D		 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

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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 (e.g. title, planning) is in working) 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.