



Freehold

£279,950





4 Carroll Walk, Eastbourne, BN23 7QN

Three bedroom mid-terrace home with garage & conservatory located in a convenient and well connected part of Eastbourne. Offering comfortable family living with excellent amenities close by & just a short distance from Langney Shopping Centre, the property is situated on a regular bus route and is considered ideal for families, first time buyers or investors alike. The accommodation comprises a spacious lounge, a bright conservatory leading to a low maintenance paved garden and a modern kitchen. Upstairs there are two generously sized double bedrooms, a third single bedroom and a family bathroom. Additional benefits include a garage, double glazing, and gas central heating. With its prime location and practical layout, an internal inspection comes very highly recommended to appreciate all this home has to offer.

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Main Features	Entrance Porch Double glazed window and sliding door to porch with further door leading to -
 CHAIN FREE Spacious Mid- Terraced Family Home In 	Hallway Radiator. Fuse board & meters under the stairs.
Langney	Lounge 16'3 x 10'10 (4.95m x 3.30m) Radiator. Carpet. Double glazed window to front aspect. Frosted glass internal window. Door to -
• 3 Bedrooms	
• Lounge	Dining Room 10'8 x 8'0 (3.25m x 2.44m) Radiator. Laminate flooring. Double glazed window to rear aspect.
Dining Room	
• Fitted Kitchen	Fitted Kitchen 10'9 x 8'5 (3.28m x 2.57m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker and fridge/freezer. Plumbing and space for washing machine. Boiler. Vinyl flooring. Double glazed window to rear aspect.
Conservatory	
Bathroom	
• Separate WC	Conservatory 10'7 x 6'10 (3.23m x 2.08m) Laminate flooring. Double glazed windows to side & rear aspects. Sliding door to rear garden.
• Patio Rear Garage	
• Garage	Stairs from Ground to First Floor Landing: Built-in cupboard.
	Bedroom 1 13'11 x 9'10 (4.24m x 3.00m) Radiator. Built-in wardrobe. Double glazed window to front aspect.
	Bedroom 2 10'8 x 8'4 (3.25m x 2.54m) Radiator. Double glazed window to front aspect.
	Bedroom 3 10'1 x 6'9 (3.07m x 2.06m) Radiator. Double glazed window to front aspect.
	Bathroom Suite comprising panelled bath with shower screen and wall mounted shower. vanity unit with inset wash hand basin and cupboard below. Vinyl flooring. Tiled walls. Frosted double glazed window.
	Separate Cloakroom Low level WC. Frosted double glazed window.
	Outside Rear Garden: Paved rear garden. Outside tap. Gate leading to garage at the rear.
	Front Garden: Mainly laid to lawn with pathway leading to front door.
	Parking Garage with up & over door.
	EPC = D
	Council Tax Band = B

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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 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.