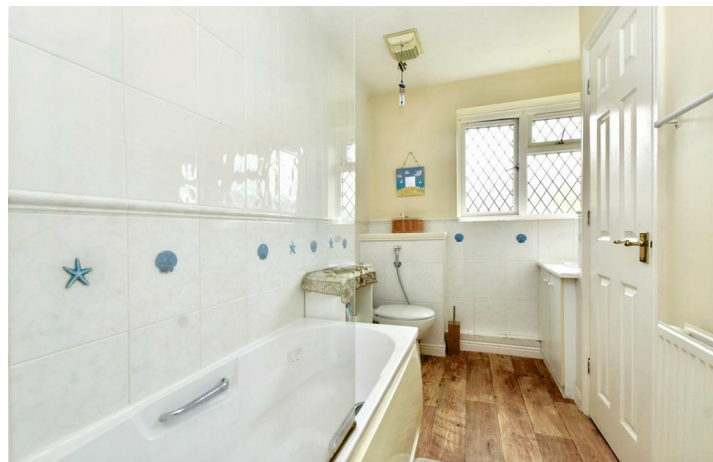


6 Regnum Close,
Eastbourne, BN22 0XH

Freehold
Guide Price
£450,000



4/5 Bedroom 2/3 Reception 2 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold
Offers in the Region Of
£450,000

4/5 Bedroom 2/3 Reception 2 Bathroom



6 Regnum Close, Eastbourne, BN22 0XH

GUIDE PRICE £430,000 - £450,000 STUNNING PROPERTY VIEWING RECOMMENDED! Located on the borders of Willingdon and Hampden Park, this delightful and spacious detached house provides versatile accommodation ideally suited for families. Having four/five bedrooms and two/three receptions, the property also includes a double glazed conservatory. In addition, there is a well equipped kitchen/breakfast room with adjoining utility room and the house is further complimented with a cloakroom, family bathroom/wc and en suite facilities. There are mature and secluded gardens which to the rear provide areas of lawn, patio and decking with gated side access. There is a detached double garage with overhead storage and this is approached via a driveway where further parking is provided. Local schools, Hampden Park Village shops and the mainline railway station with direct trains to London are also easily accessible.

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Main Features

- Spacious Detached House
Situated In Hampden Park
- 4/5 Bedrooms
- Ground Floor Cloakroom
- Study/Bedroom 5
- Sitting Room
- Double Glazed Conservatory
- Dining Room
- Fitted Kitchen/Breakfast
Room & Utility Room
- Lawned & Decked Rear
Garden
- Double Garage

Entrance
Covered entrance porch with double glazed door to -

Entrance Hallway
Radiator. Understairs cupboard. Wood laminate flooring. Frosted double glazed window.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin. Tiled floor. Part tiled walls. Radiator. Frosted double glazed window.

Study/Bedroom 5
10'3 x 6'7 (3.12m x 2.01m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Sitting Room
16'7 x 14'10 (5.05m x 4.52m)
Radiator. Fireplace with surround and mantel above with inset gas fire. Wood laminate flooring. Double glazed window to rear aspect. Sliding double glazed doors to -

Double Glazed Conservatory
13'9 x 8'7 (4.19m x 2.62m)
Wood laminate flooring. Double glazed windows to rear aspect. Double glazed doors to rear garden.

Dining Room
12'5 x 9'7 (3.78m x 2.92m)
Radiator. Carpet. Double glazed window to rear aspect. Door to -

Fitted Kitchen/Breakfast Room
14'6 x 14'2 (4.42m x 4.32m)
Range of units comprising butlers sink with mixer tap, surrounding upstands and worksurfaces with cupboards and drawers under. Inset 5 ring gas hob ans twin ovens under. Plumbing and space for dishwasher. Range of wall mounted units and extractor. Breakfast bar with storage under. Tiled floor. Radiator. Double glazed window to front aspect.

Utility Room
8'6 x 5'7 (2.59m x 1.70m)
Radiator. Worktop with inset single drainer sink unit and mixer tap and cupboards under. Plumbing and space for washing machine and tumble dryer. Space for fridge/freezer. Wall mounted units. Radiator. Tiled floor. Double glazed window to rear aspect. Door to garden.

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

Master Bedroom
13'5 x 11'5 (4.09m x 3.48m)
Radiator. Built-in wardrobes. 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. Fully tiled walls. Tiled floor. Radiator. Frosted double glazed window.

Bedroom 2
11'6 x 11'0 (3.51m x 3.35m)
Radiator. Built-in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 3
13'3 x 7'8 (4.04m x 2.34m)
Radiator. Built-in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 4
7'11 x 7'10 (2.41m x 2.39m)
Radiator. Built-in wardrobe. Wood laminate flooring. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Airing cupboard. Part tiled walls. Radiator. Frosted double glazed window.

Outside
There is a mature and secluded rear garden with planted trees and shrubs with areas of decking and patio included.

Double Garage
18'15 x 17'60 (5.49m x 5.18m)
There is a detached double garage with twin up & over doors, electric power and light. Over head storage. Door to side aspect.

This is approached via a driveway where further off street parking is provided.

Council Tax Band = F

EPC = D

