



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1/2 Reception



1 Bathroom

Guide Price
£300,000-£325,000



38 Pentland Close, Eastbourne, BN23 8AW

*** GUIDE PRICE £300,000 to £325,000 ***

Being sold CHAIN FREE, this newly redecorated house on the Pennine Estate in Langney is semi detached and within close walking distance of the shopping centre and St. Catherine's school. Arranged with three bedrooms, the well presented home is notable for its open plan sitting/dining room and also the adjoining modern kitchen. In addition, there is a cloakroom and a first floor bathroom/wc whilst a driveway to the side provides off street parking and leads to the single garage. The secluded rear garden is laid to lawn and has two patio areas, one which offers scope for a shed or garden cabin. Double glazing and gas fired central heating and radiators extend throughout. The area is well served with amenities and Westham Village and railway station and the exciting marina development are also easily accessible.



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info@town-property.com

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Eastbourne, BN23 8AW**

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Main Features

- Newly Decorated Semi Detached House
- 3 Bedrooms
- Cloakroom
- Open Plan Sitting Area
- Dining Area
- Kitchen
- Bathroom/WC
- Driveway & Garage
- Secluded Rear Garden
- CHAIN FREE

Entrance

Frosted double glazed door to-

Vestibule

Door to-

Cloakroom

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

Door from Vestibule to-

Open Plan Sitting Room Area

14'11 x 12'10 (4.55m x 3.91m)

Radiator. Carpet. Understairs cupboard. Double glazed window to front aspect.

Dining Area

10'4 x 6'9 (3.15m x 2.06m)

Radiator. Carpet. Double glazed sliding door to garden.

Kitchen

10'1 x 7'7 (3.07m x 2.31m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for gas/electric cooker. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Wood laminate flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Linen cupboard. Access to loft (not inspected).

Bedroom 1

11'8 x 8'8 (3.56m x 2.64m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

8'4 x 5'8 (2.54m x 1.73m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is secluded and laid to lawn. Two area's of patio exist with a door directly to the garage.

Parking

A driveway provides off street parking.

Garage

17'44 x 8'22 (5.18m x 2.44m)

Up and over door. Light and power. Overhead storage. Door to rear.

EPC = C

COUNCIL TAX BAND = C