



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£300,000



8 Caburn Close, Eastbourne, BN23 8LP

Located in the sought after Larkwood Estate in Langney, this well presented three bedroom end of terrace home offers spacious and modern accommodation throughout. The property features a bright and airy lounge/dining area, a contemporary fitted kitchen and a conservatory providing additional living space. Upstairs, you will find three generously proportioned bedrooms and a stylishly updated family shower room. Externally, the property boasts both front and rear gardens with the rear garden being larger than average thanks to its enviable corner position within the close. Additional features include allocated parking for up to three vehicles and a recently installed boiler. A substantial cabin is also situated in the garden and may be included in the sale, subject to separate negotiation.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Kitchen
- Lounge
- Double Glazed Conservatory
- Shower Room/WC
- Off Road Parking for Multiple Vehicles
- Lawn & Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout

Entrance
Double glazed front door to-

Hallway
Radiator.

Kitchen
8'6 x 7'10 (2.59m x 2.39m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Integrated dishwasher. Gas boiler. Double glazed window to front aspect.

Lounge
15'10 x 14'11 (4.83m x 4.55m)
Two radiators. Understairs storage. Double glazed window to rear. Double glazed sliding door to-

Double Glazed Conservatory
9'0 x 6'10 (2.74m x 2.08m)
Brick and UPVC construction. Radiator. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
13'0 x 8'6 (3.96m x 2.59m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
11'0 x 8'2 (3.35m x 2.49m)
Radiator. Double glazed window to front aspect.

Bedroom 3
8'11 x 6'2 (2.72m x 1.88m)
Radiator. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail.

Outside
Larger than usual garden that is mainly laid to lawn with an area of patio adjoining the house. The garden has fenced boundaries and a gate for side access.

Parking
There are 3 parking spaces to the right, adjoining the property.

AGENTS NOTE:
Timber framed cabin with double glazing and power can be included in the sale upon separate negotiation & jacuzzi can also be included.

COUNCIL TAX BAND = C

EPC = C

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.