



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £310,000



## 109 The Rising, Eastbourne, BN23 7TA

This well presented three bedroom semi detached family home offers bright, modern living with a spacious dual aspect lounge/diner, contemporary fitted kitchen and a stylish family bathroom. All bedrooms include built in wardrobes, ensuring plenty of practical storage. The property is chain free and ideal for families seeking a move in ready home. Outside, you'll find a private, enclosed rear garden of a good size plus a lawned front garden, along with a garage and driveway parking to the front. Situated in the popular Langney area, known for its excellent school catchments, local amenities and proximity to Langney Shopping Centre, this home offers both comfort and convenience in a well connected location.

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## Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Garage with Parking In Front
- Close to Local Shops,  
Schools and Transport Links
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Radiator. Carpet. Stairs to first floor. Door to-

## Cloakroom

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

## Lounge/Dining Room

15'11 x 11'9 / 10'10 x 9'8 (4.85m x 3.58m / 3.30m x 2.95m)

Radiator. Carpet. Dual aspect with double glazed window to front aspect and double glazed french doors to rear garden. Doorway to-

## Kitchen

10'3 x 8'9 (3.12m x 2.67m)

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Induction hob with extractor over. Eye level double electric oven. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Space for fridge freezer. Understairs storage cupboard. Double glazed window to rear aspect.

## Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected). Double glazed window to side aspect.

## Bedroom 1

12'2 x 8'11 (3.71m x 2.72m)

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

## Bedroom 2

12'10 x 7'11 (3.91m x 2.41m)

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

## Bedroom 3

9'3 x 6'6 (2.82m x 1.98m)

Radiator. Carpet. Double glazed window to front aspect.

## Bathroom/WC

'P' Shaped bath with shower screen and shower over. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan. Frosted double glazed window.

## Outside

The garden is mainly laid to lawn with an area of patio adjoining the house. There is a gate for rear access and the garden has fenced and walled boundaries.

## Garage

Single garage with up and over door. There is parking in front of the garage.

COUNCIL TAX BAND = 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 (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.