



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1/2 Reception



1 Bathroom

## £479,950



## 12 Long Acre Close, Eastbourne, BN21 1UF

Enjoy distant views of the South Downs from the front of this beautifully refurbished three-bedroom detached home, ideally located in Old Town just steps away from Cavendish School. Offered chain-free, this stylish property features a spacious sitting/dining room, a newly fitted kitchen, a practical lean-to and a modern cloakroom - all enhanced by sleek wood laminate flooring that flows seamlessly throughout the ground floor. Upstairs, you'll find a contemporary refitted bathroom/WC, while the entire home benefits from double glazing, gas-fired central heating and radiators throughout. Outside, mature lawned gardens with planted borders surround the front and rear, complemented by a driveway and garage to the side. Conveniently situated within walking distance of Albert Parade shopping, local amenities, schools and the hospital, the property is also just 1.5 miles from the town centre, mainline railway station and Eastbourne's picturesque seafront.



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Eastbourne, BN21 1UF

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Main Features

- Refurbished Detached House with Linked Garage
- 3 Bedrooms
- Cloakroom
- Sitting Room Area
- Dining Room Area
- Refitted Modern Kitchen
- Lean To
- Refitted Modern Bathroom/WC
- Mature Gardens, Driveway & Garage
- CHAIN FREE

**Entrance**  
Double glazed door to front porch with double glazed windows. Inner door to-

**Entrance Hallway**  
Radiators. Understairs cupboard. Coats cupboard. Wood laminate flooring. Frosted window.

**Cloakroom**  
Low level WC. Pedestal wash hand basin with mixer tap. Wood laminate flooring. Radiator. Frosted double glazed window.

**Sitting Room Area**  
15'11 x 11'7 (4.85m x 3.53m)  
Radiator. Wood laminate flooring. Double glazed window to front aspect with far reaching views towards the South Downs.

**Dining Room Area**  
11'3 x 9'9 (3.43m x 2.97m)  
Radiator. Wood laminate flooring. Serving hatch. Double glazed window to rear aspect. Double glazed doors to rear.

**Refitted Kitchen**  
10'9 x 7'11 (3.28m x 2.41m)  
Range of units comprising of single drainer sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Wall mounted gas boiler. Double glazed window to rear aspect. Door to-

**Lean To**  
Wood laminate flooring. Double glazed doors to front and rear aspects.

**Stairs from Ground to First Floor Landing:**  
New carpet. Access to loft with ladder (not inspected). Double glazed window to side aspect.

**Bedroom 1**  
13'7 x 11'9 (4.14m x 3.58m)  
Radiator. Carpet. Double glazed window to front aspect with far reaching views towards the South Downs.

**Bedroom 2**  
12'2 x 11'2 (3.71m x 3.40m)  
Radiator. Carpet. Double glazed window to rear.

**Bedroom 3**  
8'10 x 7'10 (2.69m x 2.39m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with far reaching views towards the South Downs.

**Stylish New Bathroom/WC**  
Suite comprising of panelled shower bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Tiled flooring. Airing cupboard. Frosted double glazed window.

**Outside**  
There are mature gardens to the front and rear of the property, the rear which have areas of lawn, patio and planted borders.

**Parking**  
A driveway to the side of the property leads to the-

**Garage**  
17'92 x 8'24 (5.18m x 2.44m)  
Up and over door. Door to garden.

**Council Tax Band = E**

**EPC = 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.