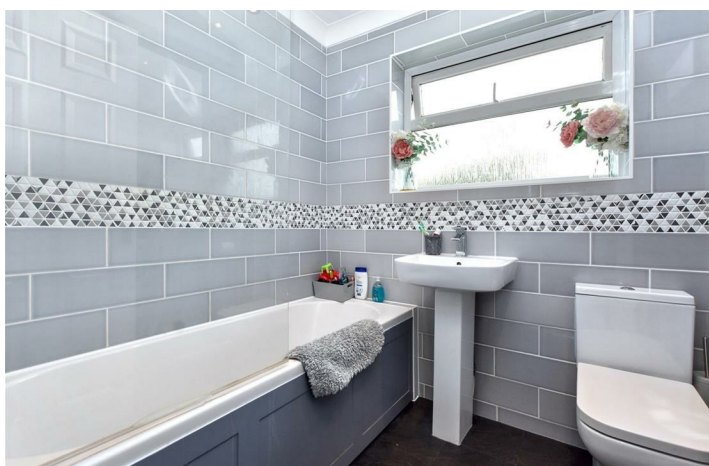
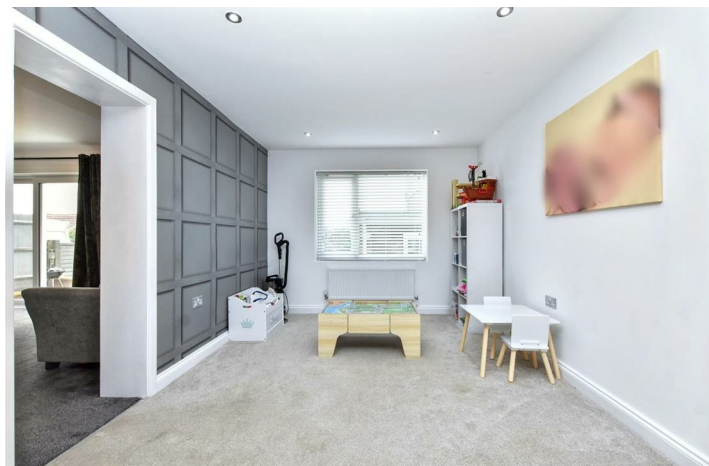


37 Swanley Close,
Eastbourne, BN23 7JW



4 Bedroom 1/2 Reception 1 Bathroom

Freehold

Guide Price
£450,000-£470,000



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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



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Freehold

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4 Bedroom 1/2 Reception 1 Bathroom



37 Swanley Close, Eastbourne, BN23 7JW

GUIDE PRICE £450,000 to £470,000

Having been skilfully extended by the present owners, this substantial detached house is just yards from Langney shopping centre and provides excellent accommodation ideally suited for families. Arranged with four principle bedrooms, the master bedroom is huge and the generous and well planned living areas include a double aspect sitting room, and open plan dining room and a well equipped modern kitchen/breakfast room with most appliances integrated as seen. In addition, there is a cloakroom, a modern bathroom/wc and off street parking to the front for a number of vehicles. There lawned and patio rear garden has been landscaped and enjoys a pleasant Westerly aspect whilst the garage is set back to the rear and has been converted to a room and no longer has vehicular access. West Rise School is also within walking distance and regular bus links run into town and towards the surrounding Villages of Stone Cross and Westham.

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37 Swanley Close, Eastbourne, BN23 7JW

Guide Price
£450,000-£470,000

Main Features

- Extended Detached House
- 4 Bedrooms
- Cloakroom
- Modern Kitchen/Breakfast Room
- Open Plan Dining Area
- Sitting Room/Family Room
- Modern Family Bathroom/WC
- Westerly Facing Rear Garden
- Driveway
- Close to Local Shops, Schools & Transport Links

Entrance

Frosted composite double glazed door to-

Porch

Frosted double glazed window. Door to-

Cloakroom

Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Tiled walls. Frosted double glazed window.

Hallway

Carpet. Radiator. Understairs cupboard.

Modern Kitchen/Breakfast Room

14'8 x 9'10 (4.47m x 3.00m)

Range of units comprising of bowl and half single drainer sink unit and mixer tap with surrounding upstands and Quartz worktops with cupboards and drawers under. Inset four ring induction hob with extractor over. Eye level electric oven. Integrated washing machine, dishwasher and tumble dryer. Range of wall mounted units. Concealed wall mounted gas boiler. Breakfast bar. Double glazed window to front aspect.

Open Plan Dining Area

16'4 x 12'2 (4.98m x 3.71m)

Radiator. Carpet. Double glazed sliding doors to garden.

Sitting Room/Family Room

27'6 x 9'7 (8.38m x 2.92m)

Radiator. Carpet. Double glazed windows to front and rear aspects.

Stairs from Ground to First Floor Landing

Carpet. Linen cupboard. Access to loft (not inspected).

Bedroom 1

27'6 x 9'6 (8.38m x 2.90m)

Radiator. Carpet. Double glazed windows to front and rear aspects.

Bedroom 2

13'9 x 10'0 (4.19m x 3.05m)

Radiator. Carpet. Double glazed window to front aspect with plantation shutters.

Bedroom 3

12'11 x 7'10 (3.94m x 2.39m)

Radiator. Carpet. Airing cupboard. Double glazed window to rear aspect.

Bedroom 4

8'11 x 8'0 (2.72m x 2.44m)

Radiator. Carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

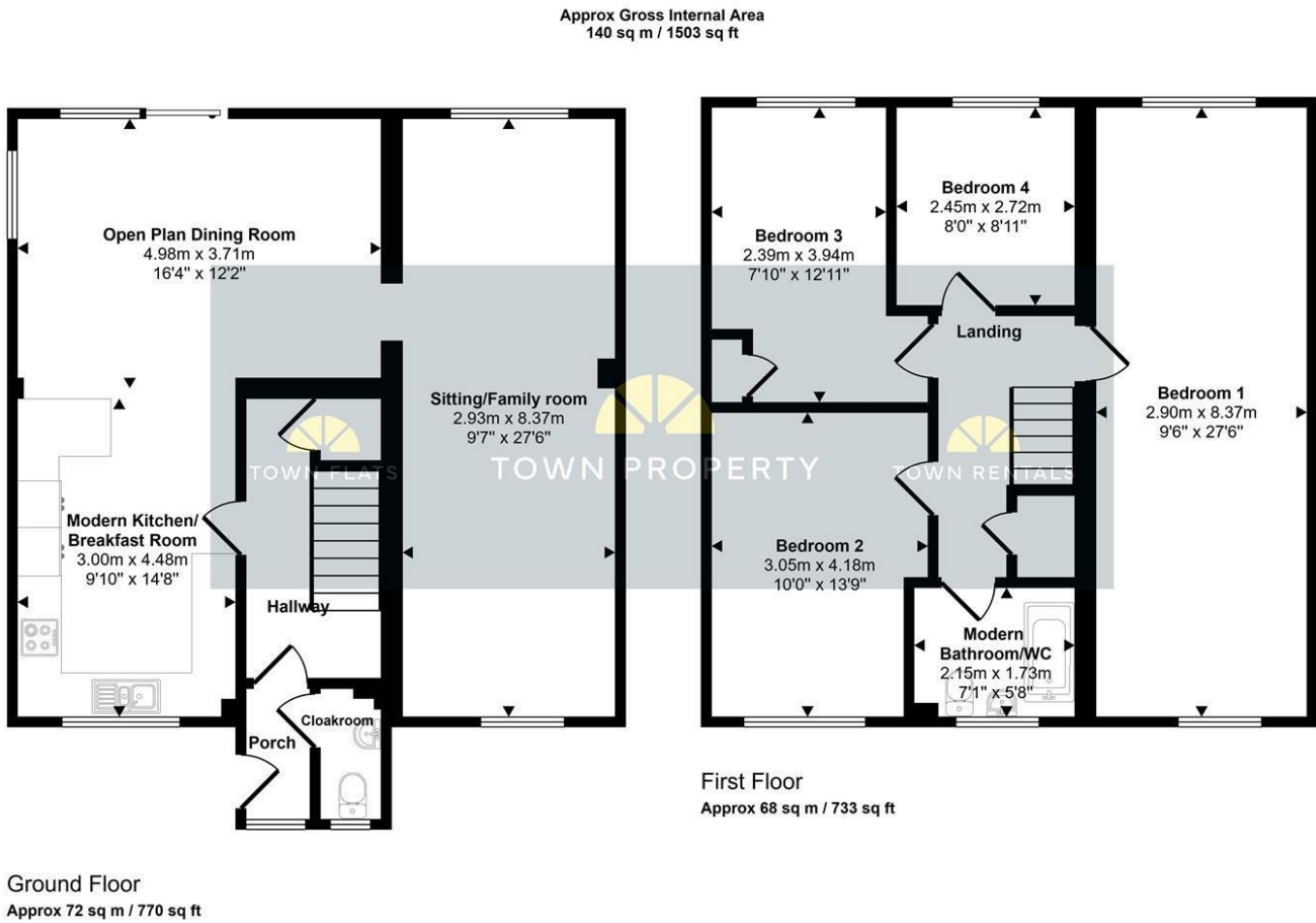
There are lovely Westerly facing rear gardens which offer areas of lawn and patio.

The original garage has been converted into a room and no longer has vehicular access.

Parking

A block paved driveway to the front provides off street parking for a number of vehicles.

COUNCIL TAX BAND = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.