



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

Guide Price
£310,000 - £320,000



12 Windermere Crescent, Eastbourne, BN22 8PR

*** GUIDE PRICE £310,000 - £320,000 ***

A well presented three bedroom semi detached house offering generous living space and excellent potential. Perfectly suited for families or first time buyers, this property combines comfort, convenience and versatility. The ground floor boasts a large rear extension, creating an impressive open plan living and dining area ideal for family life and entertaining. There's also a downstairs W/C and a well equipped kitchen, providing a practical layout for modern living. Upstairs, the property offers two spacious double bedrooms and a further single bedroom, along with a family bathroom. Externally, you'll find a long driveway with parking for 3 - 4 cars and a private rear garden, perfect for outdoor relaxation or play space for children. Offered to the market chain free.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Garden Room
- Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- Lawned Rear Garden
- Driveway
- CHAIN FREE

Entrance

Double glazed front door to-

Porch

Frosted double glazed window. Inner door to-

Hallway

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

Lounge

13'3 x 10'0 (4.04m x 3.05m)

Radiator. Laminate flooring. Double glazed bay window to front aspect.

Dining Room

12'1 x 11'6 (3.68m x 3.51m)

Radiator. Laminate flooring. Double glazed sliding patio door to-

Kitchen

12'10 x 6'6 (3.91m x 1.98m)

Fitted range of wall and base units, surrounding worksurfaces with inset single drainer sink unit and mixer tap. Four ring electric hob with extractor above. Eye level double oven. Space and plumbing for dishwasher. Laminate flooring. Part tiled walls. Double glazed window to side aspect.

Garden Room

16'8 x 9'9 (5.08m x 2.97m)

Radiator. Vinyl flooring. Space and plumbing for washing machine. Double glazed windows. Door to-

Cloakroom

Low level WC. Wash hand basin. Double glazed window.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window.

Bedroom 1

13'1 x 10'4 (3.99m x 3.15m)

Radiator. Built in wardrobe. Storage cupboard. Double glazed bay window to front aspect.

Bedroom 2

10'6 x 8'0 (3.20m x 2.44m)

Radiator. Two double glazed windows to rear aspect.

Bedroom 3

11'1 x 7'10 (3.38m x 2.39m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Airing cupboard housing hot water cylinder. Vinyl flooring. Radiator. Double glazed window.

Outside

There is a rear patio terrace with steps leading down to a lawned garden. There is a purpose built cabin, two sheds and gated side access.

Parking

A driveway at the front of the property provides off road parking for multiple vehicles.

COUNCIL TAX BAND = C

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.