



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



2 Reception



1 Bathroom

Guide Price
£280,000 - £300,000



11 Chaffinch Road, Eastbourne, BN23 7SH

*** GUIDE PRICE £280,000 - £300,000 ***

This four bedroom semi detached home, offered to the market vacant and chain free, provides versatile accommodation and represents an excellent opportunity for buyers seeking a property that requires some modernisation/decoration. The ground floor includes two reception rooms, a fitted kitchen, conservatory, a ground floor WC and a converted garage that forms an additional bedroom with direct access to the rear garden. The property also benefits from double glazing and a relatively new combi boiler. Externally, the home offers a private driveway and a low maintenance rear garden laid to artificial grass with a courtyard style design. Located in the sought after Birds Estate, the property sits directly opposite West Rise Primary School and is conveniently close to Langney Shopping Centre and wider local amenities. With scope to update and personalise, this home provides strong potential in a highly desirable setting.



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Main Features

- Semi Detached House
- 4 Bedrooms
- Cloakroom
- Lounge & Dining Area
- Kitchen
- Conservatory
- Bathroom/WC
- Patio & Artificial Lawned Rear Garden
- Driveway
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Door to-

Cloakroom

Low level WC. Wash hand basin. Heated towel rail. Double glazed window.

Lounge

18'4 x 14'7 (5.59m x 4.45m)

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

Dining Area

9'9 x 9'7 (2.97m x 2.92m)

Radiator. Serving hatch. Double glazed window to rear aspect.

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Inset four ring gas hob with extractor above. Double oven. Space and plumbing for washing machine. Further undercounter space. Radiator. Double glazed window. Double glazed door to-

Conservatory

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

UPVC construction. Double glazed windows. Double glazed sliding door to rear.

Bedroom 2

16'4 x 7'1 (4.98m x 2.16m)

Radiator. Double glazed window to front aspect. Double glazed double doors to rear aspect.

Stairs from Ground to First Floor Landing

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

Bedroom 1

14'8 x 10'1 (4.47m x 3.07m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

Bedroom 3

10'0 x 8'11 (3.05m x 2.72m)

Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 4

9'7 x 7'9 (2.92m x 2.36m)

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

Bathroom/WC

Panelled bath with mixer tap, fitted shower screen and wall mounted shower. Low level WC with concealed cistern. Wash hand basin with mixer tap. Fully tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to patio and artificial lawn and has fenced boundaries.

Parking

A driveway to the front of the property provides off road parking.

EPC = C

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.