



37 Weavers Close, Eastbourne, BN21 2BA

Price £335,000 | Freehold

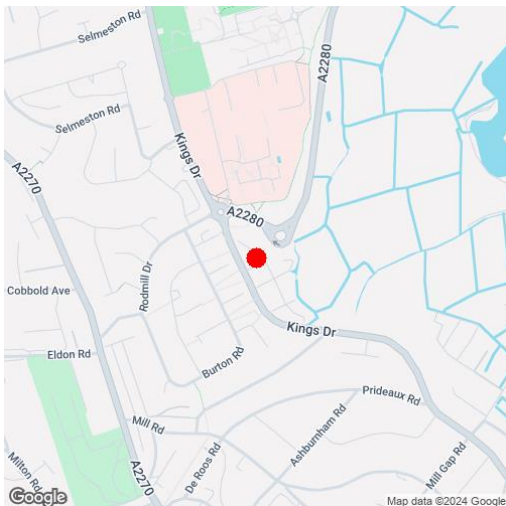
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A modern three/four bedroom town house located on the border of the Upperton and Rodmill areas of Eastbourne and conveniently located close to bus routes, local schools, shops and the Eastbourne District General Hospital. This delightful property is offered to the market chain free and enjoys bright and spacious accommodation arranged over three floors. On the ground floor there is an entrance hall, kitchen/dining room, family room/bedroom four and downstairs wc, stairs rise to the first floor landing where there is the sitting room, family bathroom, third bedroom and stairs then lead to the second floor landing to bedrooms one and two along with en-suite shower room. The property boasts a secluded rear garden which is principally laid to lawn with area of patio and garden shed. The property has further benefits of being double glazed throughout, having a gas boiler and radiators and the convenience of two allocated parking spaces.







### At a Glance:

- Modern three/four bedroom town house
- Convenient location close to bus routes, schools, shops and hospital
- Chain free
- Secluded rear garden
- Kitchen/dining room
- Sitting room
- Family room/bedroom four
- Bathroom, en-suite shower room and ground floor wc
- Two allocated parking spaces
- Double glazing and gas central heating

### Accommodation:

#### ENTRANCE HALL

**FAMILY ROOM / BEDROOM 4**  
12'5" (3.78m) x 11'10" (3.61m)

**KITCHEN / DINING ROOM**  
12'9" (3.89m) x 12'5" (3.78m)

#### CLOAKROOM

#### FIRST FLOOR LANDING

**LIVING ROOM**  
15'7" (4.75m) x 12'5" (3.78m)

**BEDROOM 3**  
8'10" (2.69m) x 7'0" (2.13m)

#### BATHROOM / WC

#### SECOND FLOOR LANDING

**MASTER BEDROOM**  
14'8" (4.47m) x 12'5" (3.78m) Max

#### EN-SUITE SHOWER ROOM / WC

**BEDROOM 2**  
12'5" (3.78m) x 9'1" (2.77m)

#### OUTSIDE:

#### LAWNED REAR GARDEN

#### LARGE SHED

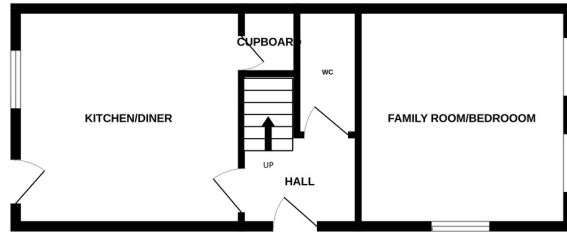
#### TWO ALLOCATED PARKING SPACES

**COUNCIL TAX:**  
Band 'E'

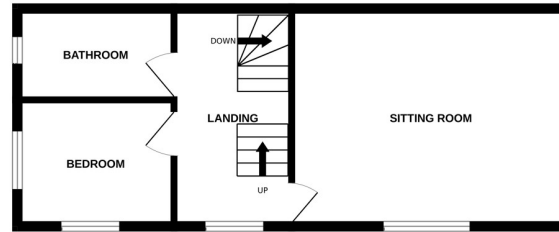
**EPC:**  
'B'



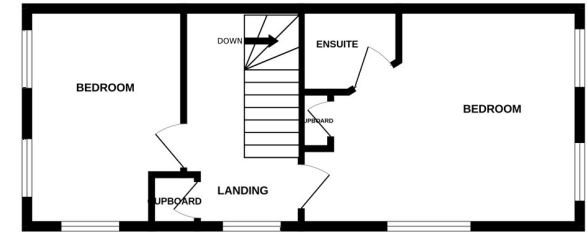
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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