



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £269,950



### 48 Saxby Close, Eastbourne, BN23 7BH

Conveniently located in Langney just yards from St. Catherine's College and nearby shops, this spacious end terraced house has three bedrooms and generous lawned gardens. Well presented throughout, there is a sitting/dining room, fitted kitchen and adjoining conservatory whilst further benefits include a double glazed porch, new cloakroom and a modern shower room/wc. Double glazing and gas fired central heating and radiators extend throughout. Langney shopping centre, the exciting marina development and regular bus services into town can also be found nearby. The property is being sold CHAIN FREE.

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## Main Features

- End Terraced House
- 3 Bedrooms
- Cloakroom
- Kitchen
- Double Aspect Sitting/Dining Room
- Spacious Conservatory
- Shower Room/WC
- Lawned Gardens
- CHAIN FREE

### Entrance

Frosted glass entrance door to-

### Entrance Lobby

Tiled flooring. Light. Door to-

### Entrance Hallway

Coved ceiling. Understairs cupboard. Stairs to first floor. Double glazed window.

### Double Aspect Sitting/Dining Room

17'2 x 15'11 (5.23m x 4.85m)

Coved ceiling. Feature fireplace with inset log burner. Double glazed window.

### Fitted Kitchen

10'3 x 10'1 (3.12m x 3.07m)

Fitted range of wall and base units. Worktop with inset electric hob. Coloured glass splashback with extractor cooker hood. Eye level double oven. Stainless steel one and a half bowl sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Double glazed window.

### Double Glazed Conservatory

14'0 x 9'5 (4.27m x 2.87m)

Tiled flooring. Power. Double glazed windows. Double glazed doors to garden.

### Cloakroom

Low level WC. Part tiled walls. Frosted double glazed window.

### Stairs from Ground to First Floor Landing:

Coved ceiling. Built in cupboard. Double glazed window.

### Bedroom 1

14'4 x 10'6 (4.37m x 3.20m)

Radiator. Built in cupboard with shelving. Double glazed windows.

### Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

Built in cupboard. Loft hatch (not inspected). Double glazed window.

### Bedroom 3

11'3 x 6'4 (3.43m x 1.93m)

Wall mounted electric heater. Two double glazed windows.

### Shower Room/WC

Shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Low level WC. Tiled walls. Frosted double glazed window.

### Outside

The gardens are arranged to the front, side and rear of the property. To the rear and side the gardens are laid to lawn and patio with gated access to the front which is mainly laid to lawn.

EPC = E

Council Tax Band = B

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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.