



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Offers Over £290,000



43 Pentland Close, Eastbourne, BN23 8AW

This attractive three bedroom semi detached home is an ideal choice for families, offering a tandem driveway, garage with versatile partial conversion, ground floor WC, generous lounge, full width kitchen diner and a bright conservatory opening onto the garden. The fully enclosed rear garden provides a safe, private space for children, pets and entertaining, making it a fantastic setting for modern family life. Three well proportioned bedrooms and a family bathroom complete the accommodation, creating a home that's ready to move straight into. Situated on the ever popular Pennine Estate, it enjoys excellent school catchments, nearby amenities, convenient bus routes, Langney Shopping Centre and easy access to Pevensey/Westham train station – a must see property in a prime location.



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Eastbourne, BN23 8AW

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Main Features

- Semi Detached House
- 2 Bedrooms
- Cloakroom
- Lounge & Conservatory
- Kitchen/Dining Area
- Bathroom/WC
- Bedroom 3/Study
- Patio Rear Garden
- Driveway & Garage
- Air Heating System

Entrance

Double glazed front door to-

Hallway

Door to-

Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

Lounge

14'11 x 13'1 (4.55m x 3.99m)

Understairs cupboard. Double glazed window to front aspect. Opening to Kitchen/dining area.

Kitchen/Dining Area

10'2 x 7'11 / 10'10 x 6'8 (3.10m x 2.41m / 3.30m x 2.03m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring gas hob with extractor over. Eye level double oven. Space and plumbing for washing machine. Space for undercounter fridge. Integrated dishwasher. Double glazed window. Double glazed sliding doors to-

Conservatory

11'8 x 8'8 (3.56m x 2.64m)

Part brick part UPVC construction. Double glazed door to driveway. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

Bedroom 1

11'10 x 8'9 (3.61m x 2.67m)

Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

9'6 x 8'0 (2.90m x 2.44m)

Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3/Study

8'7 x 5'11 (2.62m x 1.80m)

Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Outside

The rear garden is fully enclosed/secure with fenced boundaries and laid to paving slabs.

Parking

A driveway in front of the garage provides off road parking.

Garage

The garage is semi converted, has been boarded with lighting and power. Double glazed door to garden. Not suitable for a car.

COUNCIL TAX BAND = C

EPC = D

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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.