TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£235,000 - £260,000









21 Great Cliffe Road, Eastbourne, BN23 7AY

GUIDE PRICE £235,000 TO £255,000
A well presented and well proportioned 2 bedroom terraced house with a conservatory and block paved driveway. Situated with Langney Shopping Centre nearby, the house benefits from two double bedrooms, a refitted wet room, a through lounge/dining room that opens onto the double glazed conservatory and a refitted kitchen. The rear garden is laid to patio and decking. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge
- Conservatory
- Kitchen
- Wet Room/WC
- Patio & Decked Rear Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout

Entrance
Double glazed front door to-

Hallway
Radiator. Coved ceiling.

Lounge
21'9 x 9'0 (6.63m x 2.74m)
Two radiators. Two ceiling fans. Feature fireplace with tiled surround and hearth. Double glazed window to front aspect. Double glazed sliding door to-

Conservatory
12'6 x 12'2 (3.81m x 3.71m)
Radiator. Wood effect flooring. Double glazed windows. Double glazed patio doors to garden.

Kitchen
9'1 x 8'10 (2.77m x 2.69m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for upright fridge freezer. Wall mounted gas boiler. Tiled flooring. Part tiled walls. Double glazed window to rear. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Built in cupboard. Loft access (not inspected).

Bedroom 1
15'11 x 9'0 (4.85m x 2.74m)
Radiator. Ceiling fan. Fitted wardrobe with mirrored sliding doors. Two double glazed windows to front aspect.

Bedroom 2
10'0 x 9'8 (3.05m x 2.95m)
Radiator. Ceiling fan. Fitted wardrobe with mirrored sliding door.

Wet Room/WC
White suite comprising of shower enclosure, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to patio and decking with gated rear access.

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

COUNCIL TAX BAND = B

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.