



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£250,000



27 Friday Street, Eastbourne, BN23 8AR

A CHAIN FREE three bedroom semi detached house with lawned gardens to the front and rear and allocated parking. Situated in Langney and conveniently located for Langney Shopping Centre and local schools the house benefits from a bow windowed lounge, fitted kitchen/breakfast room and conservatory. The first floor comprises of a refitted bathroom and three bedrooms. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Eastbourne, BN23 8AR

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Bathroom/WC
- Lawned Rear Garde
- Allocated Parking
- Close to Local Schools, Shops & Transport Links
- CHAIN FREE

Entrance

Door to-

Hallway

Radiator. Stairs to first floor.

Lounge

13'1 x 10'1 (3.99m x 3.07m)

Radiator. Brick built fireplace with inset electric fire. Double glazed window to front aspect.

Kitchen/Breakfast Room

13'1 x 9'1 (3.99m x 2.77m)

Fitted range of white wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker. Space and plumbing for washing machine. Wall mounted gas boiler. Part tiled walls. Understairs storage cupboard. Radiator. Double glazed window to rear aspect. Door to-

Conservatory

12'3 x 6'0 (3.73m x 1.83m)

Tiled flooring. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window.

Bedroom 1

11'5 x 6'5 (3.48m x 1.96m)

Double glazed window to front aspect.

Bedroom 2

10'8 x 6'9 (3.25m x 2.06m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'4 x 6'4 (2.54m x 1.93m)

Radiator. Built in cupboard with fixed shelving. Double glazed window to front aspect.

Bathroom/WC

Suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with flower beds, mature trees, shrubs and gated side and rear access that leads to the allocated parking.

Parking

Allocated residents parking to the rear of the property.

COUNCL TAX BAND = B

EPC = D