



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£339,950



## 6 Peyton Close, Eastbourne, BN23 6AF

A well presented three bedroom link detached house that has been extended to create a second reception room. Enviably situated in Langney Point within easy walking distance of the beachfront and local shops the house benefits from a ground floor cloakroom, double aspect lounge with French doors opening to the garden, a fitted kitchen and dining room. The first floor has three bedrooms and a refitted shower room. The rear garden is laid to lawn and provides a high level of seclusion. To the front there is a driveway and garage with an up and over door. An internal inspection comes highly recommended.

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## Main Features

- Extended Link Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Dining Room
- Shower Room/WC
- Secluded Rear Garden
- Driveway & Garage
- Close to Local Shops & Beachfront

## Entrance

Front door to-

## Hallway

Radiator. Stairs to first floor.

## Ground Floor Cloakroom

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

## Lounge

25'1 x 11'6 (7.65m x 3.51m)

Two radiators. Feature fireplace with inset coal effect fire. Two double glazed windows to front aspect. Double glazed patio doors to garden.

## Kitchen

12'0 x 7'6 (3.66m x 2.29m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for upright fridge freezer and cooker. Part tiled walls. Radiator. Understairs cupboard. Double glazed window to rear aspect. Archway to-

## Dining Room

12'10 x 6'7 (3.91m x 2.01m)

Radiator. Coved ceiling. Door to garage. Door to garden.

## Stairs from Ground to First Floor Landing

Airing cupboard housing hot water cylinder. Loft access (not inspected). Double glazed window.

## Bedroom 1

12'11 x 9'1 (3.94m x 2.77m)

Radiator. Fitted wardrobe and overhead storage. Double glazed window to front aspect.

## Bedroom 2

11'6 x 8'3 (3.51m x 2.51m)

Radiator. Double glazed window to rear aspect.

## Bedroom 3

8'9 x 5'11 (2.67m x 1.80m)

Radiator. Fitted wardrobe. Double glazed window to front aspect.

## Shower Room/WC

Coloured suite comprising of shower enclosure. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

## Outside

The rear garden is laid to lawn and patio with mature trees and shrubs providing seclusion. There is a pond and well stocked flower beds.

## Parking

A driveway to the front of the property provides off road parking and access to the-

## Garage

16'6 x 8'0 (5.03m x 2.44m)

Up and over door.

**COUNCIL TAX BAND = D**

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