



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom

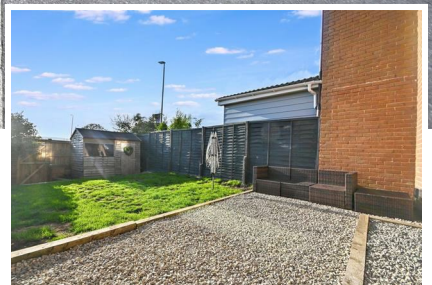


1 Reception



1 Bathroom

£289,950



12 Priory Orchard, Great Cliffe Road, Eastbourne, BN23 7BU

A well proportioned three bedroom mid terraced house situated in the popular Langney area of Eastbourne. The property provides excellent family accommodation, with a spacious lounge/dining room, modern fitted kitchen and the added convenience of a ground floor WC. Upstairs are three bedrooms and a new contemporary family bathroom. Outside, the property benefits from a private rear garden and an allocated parking space, providing an excellent combination of outdoor space and off road parking. The property is ideally located close to Langney Shopping Centre, providing a wide range of everyday amenities, whilst Sovereign Harbour, the seafront, schools and transport links are also within easy reach. An ideal family home offering three bedrooms, modern facilities and allocated parking in a convenient and popular Eastbourne location.

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Main Features	Entrance Front door to-
• Three Bedroom Terraced House • Ground Floor WC • Modern Fitted Kitchen • Spacious Lounge/Dining Room • New Contemporary Family Bathroom/WC • Private Rear Garden • Allocated Parking Space • Close To Langney Shopping Centre & Sovereign Harbour	Hallway Radiator. Stairs to first floor.
	Ground Floor Cloakroom Low level WC. Wash hand basin with mixer tap. Radiator Double glazed window to front aspect.
	Kitchen 10'1 x 9'2 (3.07m x 2.79m) Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Boiler. Double glazed window to front aspect.
	Lounge/Dining Room 15'5 x 13'7 (4.70m x 4.14m) Radiator. Understairs storage cupboard. Double glazed patio doors to garden.
	Stairs from Ground to First Floor Landing Cupboard. Loft access (not inspected).
	Bedroom 1 11'11 x 9'0 (3.63m x 2.74m) Radiator. Double glazed window to rear aspect.
	Bedroom 2 10'1 x 8'7 (3.07m x 2.62m) Radiator. Built in wardrobe. Double glazed window to front aspect.
	Bedroom 3 8'4 x 6'0 (2.54m x 1.83m) Radiator. Double glazed window to rear aspect.
	Bathroom/WC Bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Double glazed window to front aspect.
	Outside The westerly facing rear garden is mainly laid to lawn with a stoned seating area adjoining the house. The garden has views towards the South Downs and there is gated rear access.
	Parking The property has an allocated parking space.
	AGENTS NOTE: There is an annual estate charge of £350 per annum. The solar panels are owned.
	COUNCIL TAX BAND = B
	EPC = C