TOWN PROPERTY

01323 412200

Freehold

4 Bedroom | 1 Reception | 2 Bathroom

£345,000

117 Weavers Close, Eastbourne, BN21 2BH

GUIDE PRICE £345,000 TO £365,000

A spacious and well proportioned townhouse arranged over three floors enviably situated in the Rodmill area of Eastbourne. Providing versatile accommodation the property benefits from a ground floor cloakroom/utility room, spacious lounge/dining room with glass vaulted ceiling and patio doors that open to the rear garden and a spacious open plan kitchen with integrated appliances. The first floor comprises of two double bedrooms and the second floor has two further bedrooms, with the master having an En suite show room/wc and further family bathroom. The rear garden is laid to lawn and there are two undercroft parking spaces. Local shops can be found nearby and Eastbourne District General Hospital is within walking distance.

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Freehold

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Main Features

- Spacious Four Bedroom Townhouse In Sought After Rodmill Location
- Versatile & Well Proportioned Accommodation Arranged Over 3 Floors
- Spacious Lounge/Dining Room With Glass Vaulted Ceiling
- Open Plan Kitchen With Integrated Appliances
- Ground Floor Cloakroom/Utility Room
- Master Bedroom With En-Suite Shower Room?WC
- Modern Family Bathroom/WC
- Rear Garden Laid To Lawn
- 2 Undercroft Parking Spaces
- Walking Distance To Eastbourne District General Hospital & Local Shops

Entrance
Private entrance door to -

Hallway
Tiled floor. Stairs to first floor. Doors to lounge and WC/Utility Room.

Cloakroom/Utility Room
6'3 x 5'2 (1.91m x 1.57m)
Low level WC with concealed cistern. Wash hand basin. Wall and base units. Worktop. Plumbing and space for washing machine. Part tiled walls. Frosted double glazed window.

Open Plan Fitted Kitchen/Lounge
32'2 x 14'5 (9.80m x 4.39m)
Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric double oven with glass splashback. Stainless steel extractor cooker hood. Integrated fridge/freezer and dishwasher. Tiled floor. Inset spotlights. Understairs cupboard.

Lounge Area
Radiators. Glassed vaulted ceiling. Double glazed doors to rear garden.

Stairs from Ground to First Floor Landing:
Radiator. Double glazed French doors to Juliette balcony.

Bedroom 1
15'11 x 14'2 (4.85m x 4.32m)
Radiator. Fitted wardrobes with sliding doors. 2 Double glazed windows. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Tiled floor. Part tiled walls. Extractor fan. Radiator. Shaver point.

Bedroom 4
13'4 x 7'9 (4.06m x 2.36m)
Radiator. Double glazed window to front aspect.

Stairs from First to Second Floor Landing:
Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 2
14'6 x 11'10 (4.42m x 3.61m)
Radiator. 2 Double glazed windows to rear aspect.

Bedroom 3
14'4 x 11'6 (4.37m x 3.51m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment & shower screen. Low level WC with concealed cistern and wash hand basin with mixer tap. Tiled floor. Part tiled walls. Radiator. Inset spotlights. Extractor fan.

Outside
The rear garden is mainly laid to lawn with mature trees & shrubs, gated rear access and a wooden shed.

Parking
The property has 2 allocated undercroft parking space.

EPC = C

Council TaxBand = 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.