

Thackeray Close, Eastbourne

Eastbourne

£360,000

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A link detached home that is set within a very generous corner plot that offers a wrap around garden with scope to extend (STP). The property already offers well-proportioned, modern accommodation with the useful addition of a utility room that could suit other purposes, such as a home office or annexe. It's ideally located with close proximity to schools for all ages as well the local shopping centre with excellent transport connections. Viewing is highly recommended to appreciate the merits and space of this home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Thackeray Close is situated in the Langney area of Eastbourne. It's a popular area due to having its own shopping centre with brands including Tesco and Boots, as well as a range of eateries. The centre also has a main bus route connections. The nearest train station to the home is Pevensey & Westham, which is situated approximately 1 mile away. The area also has Ofsted rated 'Good' schools for all ages.







Entrance Porch
Being of uPVC and double glazed unit construction. Windows with stained glass and internal glazed door allow natural light into the hallway.

Hallway
Having laminate flooring and a useful understairs storage area.

Cloakroom
Contemporary half height wall tiling, pedestal basin and toilet. Double glazed window with obscured glazing.

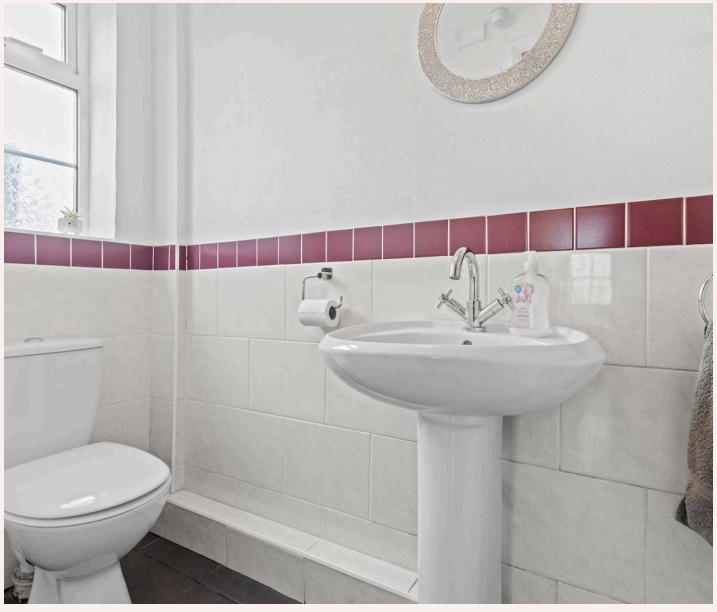
Living Room 17' 7" x 17' 1" (5.36m x 5.20m)
A lovely and spacious room that is flooded with southerly light through the window and patio doors which allow access to the rear garden. Feature fireplace and inset ceiling lighting.

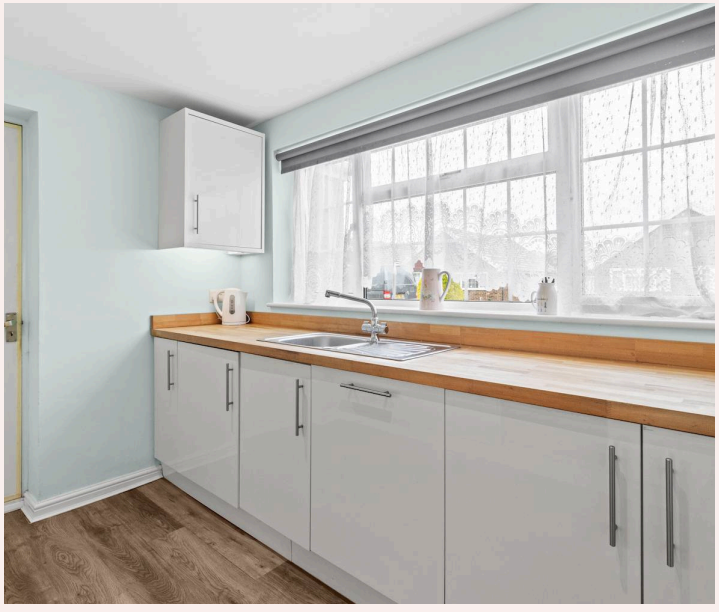
Kitchen 10' 4" x 8' 11" (3.14m x 2.71m)
Fitted with a range of wall and floor units that are finished with cream gloss cabinetry and complemented by the solid worktop. Integrated appliances include double oven, induction hob with extractor over, dishwasher and under counter fridge and freezer. A large double glazed window, has the sink set beneath, and looks out to the front garden.

Garage 17' 4" x 9' 0" (5.28m x 2.75m)
A door leads from the kitchen through to the current garage, which has up and over door. The versatile space could suit a variety of uses for a new owner, subject to necessary consents and planning being granted. Such as combining with the utility room behind to create a self-contained annex, home office or additional bedrooms.

Utility Room/Office 12' 4" x 8' 4" (3.75m x 2.53m)
A very handy space that currently houses the boiler, washing machine and space for storage. It has a double glazed door which leads out to the rear garden.







First Floor Landing
Natural light from a double glazed window to the side aspect. Airing cupboard which houses the hot water cylinder and shelving.

Bedroom Three 10' 0" x 7' 8" (3.06m x 2.34m)
Double glazed window overlooking the rear garden.

Bedroom One 13' 3" x 9' 5" (4.04m x 2.87m)
Fitted with a built in double wardrobe, that has hanging rail and shelving. Double glazed window which also overlooks the rear garden.

Bedroom Two 10' 2" x 9' 5" (3.09m x 2.87m)
A double room which has a double glazed window to the front aspect. Loft hatch with ladder to the loft space, which is partly boarded.

Bathroom 7' 8" x 5' 9" (2.34m x 1.75m)
A modern bathroom suite comprising of bath with shower over and folding glazed screen, toilet and vanity unit with basin, mixer tap and storage beneath. Double glazed window with obscured glazing.

Garden

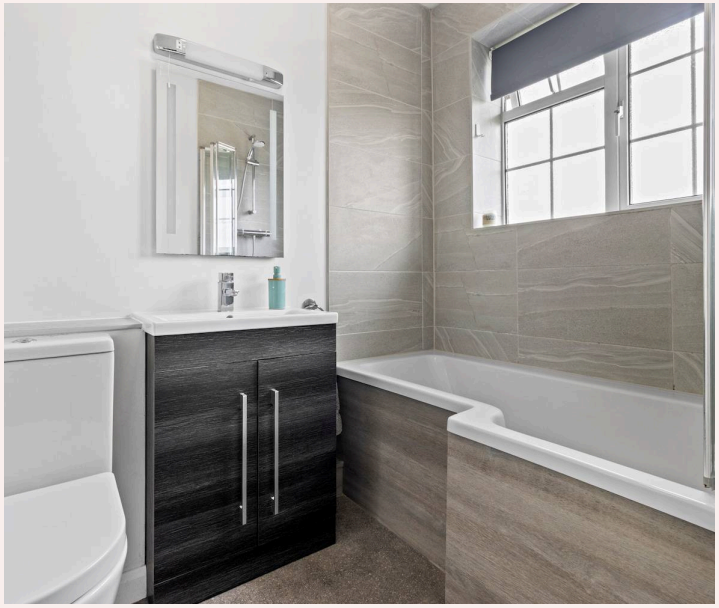
Step out from the living space into the generous rear garden, which is mainly laid to lawn. The garden wraps around the side of the property offering ample space for entertaining, family play space or extending, subject to necessary permissions being granted. The garden is enclosed with wooden fencing and has an access gate to the side.

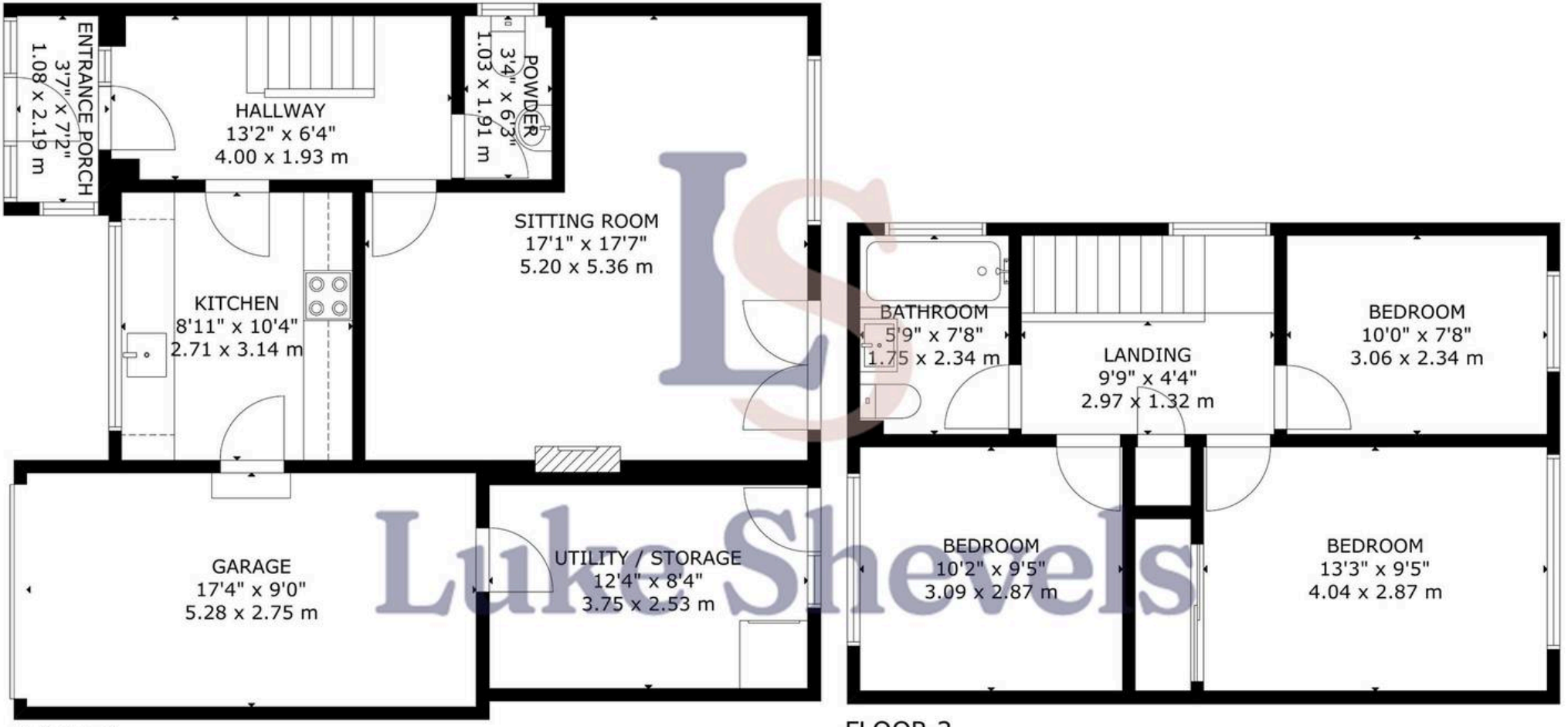
Driveway

Currently there is off road parking for one vehicle, but subject to necessary permissions being granted there is ample front garden space to allow for further parking. EV charging point.









Luke Shevels

GROSS INTERNAL AREA
TOTAL: 98 m²/1,055 sq.ft
FLOOR 1: 55 m²/590 sq.ft, FLOOR 2: 43 m²/465 sq.ft
EXCLUDED AREAS: GARAGE: 15 m²/156 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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