



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£315,000



44 The Rising, Eastbourne, BN23 7QW

A nicely presented three bedroom link detached house, ideally positioned within the popular Langney area of Eastbourne. Offering well proportioned and versatile accommodation throughout, this appealing family home combines comfortable living spaces with excellent additional facilities, making it ideally suited to modern family life. The ground floor provides a welcoming entrance hall, stylish cloakroom, fitted kitchen and a generous lounge/dining room, together with a separate office which is perfect for those working from home. On the first floor are three well proportioned bedrooms and a family bathroom. A particular feature of the property is the delightful garden room, providing an exceptionally versatile additional space which could be utilised as a home office, hobby room or peaceful retreat. Outside, the property benefits from a well maintained garden and off road parking. The property also benefits from solar panels, providing an attractive energy efficient addition to the home. Presented in good condition throughout, the property is conveniently situated close to a selection of sought after schools, local shops, excellent transport links and a wide range of everyday amenities. An attractive and versatile home offering both practicality and contemporary family living in a popular Eastbourne location.



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Eastbourne, BN23 7QW

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Main Features

- Link Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Office
- Kitchen
- Bathroom/WC
- Lawned Rear Garden with Garden Room
- Driveway
- Close to Local Schools, Langney Shopping Centre & Transport Links

Entrance

Front door to-

Entrance Hall

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Double glazed window to front.

Lounge/Dining Room

17'9 x 14'1 / 16'8 x 9'9 (5.41m x 4.29m / 5.08m x 2.97m)

Radiator. Window to the front aspect. Double glazed patio doors to garden. Door to-

Office

7'2 x 6'4 (2.18m x 1.93m)

Currently being used as a bedroom. Radiator. Double glazed window and door to garden.

Kitchen

10'0 x 8'4 (3.05m x 2.54m)

Range of wall and floor units, laminate work surfaces, sink with mixer tap, eye-level oven and integrated electric hob. Space and plumbing for appliances. Double glazed window to rear,

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

13'0 x 10'1 (3.96m x 3.07m)

Radiator. Double glazed window.

Bedroom 2

10'5 x 8'6 (3.18m x 2.59m)

Radiator. Double glazed window.

Bedroom 3

7'7 x 7'5 (2.31m x 2.26m)

Radiator. Double glazed window.

Bathroom/WC

'P' shaped bath and wall mounted shower. Low level WC. Wash hand basin with mixer tap. Fully tiled. Double glazed window.

Outside

Rear Garden:

Laid to lawn and patio. Garden room with light and power

Front Garden

Laid to lawn.

Parking

A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = D

EPC = B

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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.