TOWN PROPERTY

01323 412200

Freehold

3/4 Bedroom | 1/2 Reception | 1 Bathroom

Guide Price
£325,000 - £335,000









26 Orchid Close, Eastbourne, BN23 8DE

GUIDE PRICE £325,000 - £335,000
An extremely well presented and extended four bedroom end of terrace house. Situated in Langney within walking distance of local shops and Langney Shopping Centre the house provides versatile living accommodation. Benefits include a ground floor bedroom 4, spacious 'L' shaped lounge/dining room, fitted kitchen and a conservatory with wonderful far reaching views towards the South Downs. The first floor comprises of three bedrooms and a refitted bathroom. The rear garden is laid to lawn and to the front there is a driveway providing off road parking. The area is served by local schools and is on a bus route. An internal inspection comes highly recommended.

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Main Features

- End of Terrace House
- 3/4 Bedrooms
- Ground Floor Bedroom 4/Home Office
- 'L' Shaped Lounge/Dining Room
- Kitchen
- Conservatory
- Ground Floor Cloakroom & First Floor Bathroom/WC
- Lawned Rear Garden
- Driveway
- Close to Local Shops, Schools & Transport Links

Entrance
Double glazed front door to-

Hallway
Radiator. Inset spotlights. Built in cupboard.

Ground Floor Bedroom 4/Home Office
14'7 x 7'7 (4.45m x 2.31m)
Radiator. Double glazed window to front aspect.

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

'L' Shaped Lounge/Dining Room
14'4 x 9'3 / 10'3 x 10'1 (4.37m x 2.82m / 3.12m x 3.07m)
Two radiators. Stairs to first floor. Understairs cupboard. Double glazed window and door to conservatory. Door to-

Kitchen
9'11 x 6'6 (3.02m x 1.98m)
Fitted range of white high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Part tiled walls. Double glazed window to rear aspect.

Conservatory
8'9 x 8'3 (2.67m x 2.51m)
Wood effect flooring. Double glazed windows. Double glazed patio doors to garden providing wonderful far reaching views towards the South Downs.

Stairs from Ground to First Floor Landing
Airing cupboard with fixed shelving and housing gas boiler. Loft access (not inspected, we have been advised by the vendors it is boarded and recently had a new ladder and hatch installed).

Bedroom 1
10'11 x 9'11 (3.33m x 3.02m)
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

Bedroom 2
10'2 x 9'9 (3.10m x 2.97m)
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to front aspect.

Bedroom 3
7'5 x 6'11 (2.26m x 2.11m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, handheld shower attachment, further shower over and shower screen. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail. Marble effect panelled walls. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with gated side access, a wooden shed and wonderful far reaching views towards the South Downs.

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

COUNCIL TAX BAND = B

EPC = C

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.