Freehold

18 St. Pauls Close, Eastbourne, BN22 0LP

Guide Price £335,000 - £345,000

3 Bedroom | 2 Reception | 1 Bathroom

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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.

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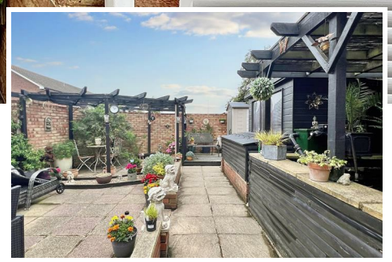

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*** GUIDE PRICE £335,000 - £345,000 ***
Located on the borders of Willingdon and Hampden Park, this extended semi detached house has three bedrooms and has generous living accommodation. Featuring a sitting room with adjoining dining room that opens onto a double glazed conservatory, benefits include a kitchen/breakfast room and large family bath & shower room/wc whilst a useful cloakroom and utility room are also included. The remaining garage to the front has a remote roller door and is approached via a driveway with ample off street parking. The rear garden is paved to patio and includes storage, a pergola and garden pond. Nearby shops, schools and the mainline railway station in Hampden Park Village are approximately half a mile distant.

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Main Features

- Extended Semi Detached House
- 3 Bedrooms
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room Area & Dining Room Area
- Double Glazed Conservatory
- Bath & Shower Room/WC
- Patio Garden
- Remaining Garage & Driveway

Entrance
Front door opening to-

Cloakroom
Low level WC. Wash hand basin. Tiled flooring.

Entrance Hallway

Kitchen/Breakfast Room
11'4 x 8'4 (3.45m x 2.54m)
Range of wall and base units. Ample work top space with tiled splashback. Stainless steel one and a half bowl sink. Electric oven with four ring hob and extractor over. Integrated fridge freezer. Space for dishwasher. Breakfast bar. Window to front aspect.

Utility Room
8'8 x 7'9 (2.64m x 2.36m)
Range of wall and base units. Stainless steel sink. Space for washing machine. Electricity and gas meter.

Sitting Room Area
11'0 x 10'6 (3.35m x 3.20m)
Radiator. Fireplace with brick surround. Coved ceiling. Window to conservatory. Open archway to dining area.

Dining Room Area
19'10 x 7'7 (6.05m x 2.31m)
Coved ceiling. Double doors to conservatory. Archway to sitting room.

Double Glazed Conservatory
18'4 x 7'3 (5.59m x 2.21m)
Tiled flooring. French doors to rear garden.

Stairs from Ground to First Floor Landing:
Access to loft which is partially boarded with light and ladder (not inspected). Airing cupboard housing water tank.

Bedroom 1
11'1 x 10'5 (3.38m x 3.18m)
Radiator. Coved ceiling. Window to rear aspect.

Bedroom 2
11'3 x 8'5 (3.43m x 2.57m)
Radiator. Window to front aspect.

Bedroom 3
7'9 x 6'7 (2.36m x 2.01m)
Radiator. Coved ceiling. Window to rear aspect.

Bath & Shower Room/WC
Low level WC. Wash hand basin with mixer taps. Corner bath. Shower cubicle. Heated towel rail. Windows to front and side aspects.

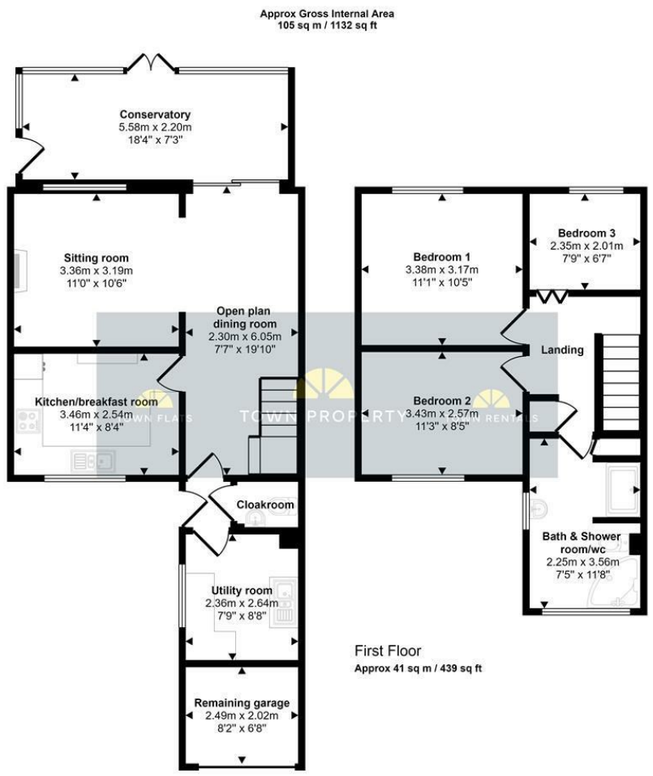
Outside
There is an attractive front garden and to the rear, is paving, storage and a garden pond.

Remaining Garage
8'2 x 6'8 (2.49m x 2.03m)
Previously the garage and now converted into a store room with electric up and over door, water tap, Baxi boiler, power and lighting.

Parking
A driveway to the front provides off street parking and leads to the remaining garage.

EPC = D

Council Tax Band = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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