TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£350,000









5 Solomons Close, Eastbourne, BN23 5BD

Occupying a generous corner plot and offered to the market CHAIN FREE, this beautifully presented three bedroom semi detached home offers spacious, modern accommodation ideal for family living. Finished to an excellent standard throughout, the property features a superb refitted kitchen/dining room, ground floor cloakroom, stylish family bathroom and an En-suite serving the principal bedroom. Outside is a real highlight, with extensive gardens extending to the front, side and rear, together with additional garden space behind the garage. A tandem driveway provides off road parking for multiple vehicles and leads to the garage. Situated within the ever popular North Harbour development, the property is conveniently positioned close to the marina, retail park, schools, transport links and the seafront.

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Main Features

- CHAIN FREE Semi Detached Family Home
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Stunning Kitchen/Dining Room
- En-Suite Shower Room To Master Bedroom
- Family Bathroom/WC
- Garage & Tandem Driveway
- Generous Corner Plot Garden
- Popular North Harbour Location

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor. Door to-

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Double glazed window.

Lounge
15'9 x 12'0 (4.80m x 3.66m)
Radiator. Double glazed bay window to front aspect.

Kitchen/Dining Room
14'11 x 9'11 (4.55m x 3.02m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor over. Eye level double oven. Integrated fridge freezer and washing machine. Space and plumbing for dishwasher. Understairs storage cupboard. Radiator. Boiler. Double glazed window to rear and side aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Double glazed window to side aspect.

Bedroom 1
9'9 x 9'5 (2.97m x 2.87m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

En Suite Shower Room
Shower cubicle. Wash hand basin. Extractor fan. Heated towel rail.

Bedroom 2
9'9 x 7'4 (2.97m x 2.24m)
Radiator. Double glazed window to front aspect.

Bedroom 3
7'4 x 6'6 (2.24m x 1.98m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Claw foot roll top bath. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house with a pagoda. The garden has fenced boundaries with gated side access. Access to the-

Garage
15'7 x 8'8 (4.75m x 2.64m)
Light and power. Door to garden.

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

COUNCIL TAX BAND = D

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.