TOWN PROPERTY

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Freehold

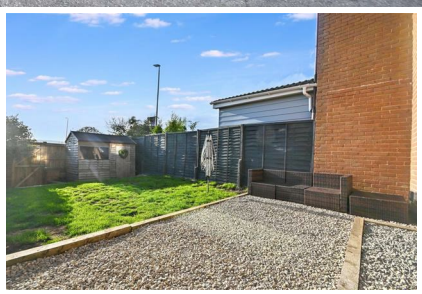
3 Bedroom | 1 Reception | 1 Bathroom

£280,000









12 Priory Orchard, Great Cliffe Road, Eastbourne, BN23 7BU

Guide Price £280,000 to £290,000 A well proportioned three bedroom mid terraced house situated in the popular Langney area of Eastbourne. The property provides excellent family accommodation, with a spacious lounge/dining room, modern fitted kitchen and the added convenience of a ground floor WC. Upstairs are three bedrooms and a new contemporary family bathroom. Outside, the property benefits from a private rear garden and an allocated parking space, providing an excellent combination of outdoor space and off road parking. The property is ideally located close to Langney Shopping Centre, providing a wide range of everyday amenities, whilst Sovereign Harbour, the seafront, schools and transport links are also within easy reach. An ideal family home offering three bedrooms, modern facilities and allocated parking in a convenient and popular Eastbourne location.

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Freehold

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£280,000

Main Features

- Three Bedroom Terraced House
- Ground Floor WC
- Modern Fitted Kitchen
- Spacious Lounge/Dining Room
- New Contemporary Family Bathroom/WC
- Private Rear Garden
- Allocated Parking Space
- Close To Langney Shopping Centre & Sovereign Harbour

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Radiator Double glazed window to front aspect.

Kitchen
10'1 x 9'2 (3.07m x 2.79m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Boiler. Double glazed window to front aspect.

Lounge/Dining Room
15'5 x 13'7 (4.70m x 4.14m)
Radiator. Understairs storage cupboard. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected).

Bedroom 1
11'11 x 9'0 (3.63m x 2.74m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
10'1 x 8'7 (3.07m x 2.62m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3
8'4 x 6'0 (2.54m x 1.83m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Double glazed window to front aspect.

Outside
The westerly facing rear garden is mainly laid to lawn with a stoned seating area adjoining the house. The garden has views towards the South Downs and there is gated rear access.

Parking
The property has an allocated parking space.

AGENTS NOTE:
There is an annual estate charge of £350 per annum.
The solar panels are owned.

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.