



TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

£295,000



23 Penrith Way, Eastbourne, BN23 8NS

A well proportioned two bedroom semi-detached home, enjoying a convenient North Langney location and the benefit of a driveway providing off road parking for two vehicles. The accommodation includes a fitted kitchen, ground floor WC and comfortable lounge opening into a double glazed conservatory, providing additional living space and direct access onto the rear garden. Upstairs are two bedrooms both with built-in wardrobes and a modern family bathroom. Outside, the rear garden is predominantly laid to lawn with a patio area, while further benefits include gas central heating and double glazing. Ideally positioned for nearby schools, shopping facilities and amenities, with Stone Cross Village also within easy reach.

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Main Features

- Semi Detached House
- 2 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge
- Double Glazed Conservatory
- Modern Family Bathroom
- Lawned Rear Garden
- Double Glazing & Gas Central Heating
- Convenient North Langney Location

Entrance

Front door to-

Entrance Porch

Door to hallway and door to-

Ground Floor Cloakroom

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

Hallway

Radiator. Stairs to first floor. Understairs cupboard.

Kitchen

9'10 x 6'3 (3.00m x 1.91m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Space for upright fridge freezer and cooker with extractor above. Space and plumbing for washing machine. Radiator. Double glazed window to front aspect.

Lounge

12'6 x 11'2 (3.81m x 3.40m)

Radiator. Double glazed window to rear aspect. Double glazed sliding door to-

Conservatory

10'2 x 8'9 (3.10m x 2.67m)

UPVC and brick construction. Double glazed windows. Double glazed sliding door to garden.

Stairs from Ground to First Floor Landing

Cupboard. Loft access (not inspected).

Bedroom 1

10'0 x 9'5 (3.05m x 2.87m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'1 x 6'0 (3.07m x 1.83m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Radiator. Extractor fan. Double glazed window to rear aspect.

Outside

The rear garden is mainly laid to lawn with mature trees and shrubs, there is a hardstanding at the rear of the garden.

Parking

A driveway provides off road parking for two cars.

EPC = D

COUNCIL TAX BAND = C