TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£230,000 - £240,000

22 Lydd Close, Eastbourne, BN23 7JT

Guide Price £230,000 - £240,000
Well proportioned two double bedroom mid terrace home, offering an excellent opportunity for first time buyers, investors or those seeking a property with scope to add value. Previously let as a rental investment, the house is presented in good order throughout, with recently fitted carpets to the first floor and comfortable accommodation ready to enjoy from day one. The ground floor features a bright living space, fitted kitchen and convenient cloakroom, while upstairs there are two generous double bedrooms served by a family bathroom. Double glazing and gas central heating further enhance the practicality of this appealing home. Outside, the rear garden provides the valuable benefit of off road parking accessed from the rear. Conveniently situated within the popular Langney area, the property is close to Langney Shopping Centre, local schools, regular bus routes and everyday amenities, while the seafront and Sovereign Harbour's waterfront restaurants and marina facilities are also within easy reach.

www.town-property.com info@town-property.com

Freehold

22 Lydd Close, Eastbourne, BN23 7JT

Guide Price £230,000 - £240,000

Main Features

- Two Double Bedroom Mid Terrace Home
- Ideal First Time Purchase or Investment Opportunity
- Bright Living Accommodation
- Fitted Kitchen
- Ground Floor Cloakroom
- Family Bathroom/WC
- Rear Garden
- Off Street Parking
- Scope For Minor Improvement And Personalisation
- Popular Langney Location Close To Shops, Schools & Transport Links

Entrance
Laid to paved slabs with a concrete pathway leading to the uPVC double glazed entrance door.

Ground Floor Cloakrom
Low level WC. Wash hand basin. Double glazed window to the front aspect.

Fitted Kitchen
11'7 x 9'2 (3.53m x 2.79m)
Range of fitted wall and base units Worktops over with inset one and a half bowl sink and drainer. Gas boiler. Extractor cooker hood. Plumbing & space for a cooker, fridge/freezer and washing machine. Double glazed window to the front aspect.

Lounge
15'10 x 13'3 (4.83m x 4.04m)
2 radiators. Double glazed patio doors to rear garden.

Rear Porch
uPVC construction with double glazed door and window providing access to the rear garden.

Stairs from Ground to First Floor Landing:
Loft access (not inspected). Storage cupboard. Radiator.

Bedroom 1
16'2 x 11'5 (4.93m x 3.48m)
2 double glazed windows to the rear aspect.

Bedroom 2
13'6 x 9'5 (4.11m x 2.87m)
Fitted wardrobes. Double glazed window to the front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to the front aspect,

Outside
Enclosed rear garden by part-walled and part-fenced boundaries with gate providing rear access to parking. Tiered garden laid predominantly to paved slabs with planted borders and a brick-built storage shed.

Parking
Off street parking located to the rear of the property, adjacent to the garden gate.

EPC = C

Council Tax Band = B

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.