TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£269,950









17 Penhurst Close, Eastbourne, BN22 9ED

An immaculately presented three bedroom terraced house occupying a pedestrianised position in Penshurst Close, overlooking a generous lawned area with no passing traffic directly to the front. Offering stylish, modern accommodation throughout, the property features a modern kitchen with undercounter lighting, a breakfast bar and double doors opening onto a landscaped, paved rear garden. Upstairs are three bedrooms and a contemporary family bathroom. Conveniently positioned close to Hampden Park railway station, local schools, shops and superstores, as well as Hampden Park itself, this lovely home would make an ideal first purchase or family home.

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Main Features

- Immaculately Presented 3 Bedroom Terraced House
- Popular Hampden Park Location
- Pedestrianised Position In Penshurst Close
- Generous Lawned Area Directly In Front
- No Passing Traffic Directly To The Front
- Modern Kitchen With Undercounter Lighting
- Breakfast Bar & Doors To Rear Garden
- Contemporary Family Bathroom
- Landscaped Paved Rear Garden
- Close To Station, Schools, Shops & Hampden Park

Entrance
uPVC double glazed front door to -

Hallway
Radiator.

Lounge
14'8 x 10'11 (4.47m x 3.33m)
Radiator. Understairs storage cupboard. Double glazed window to front aspect

Fitted Kitchen/Diner
14'11 x 7'10 (4.55m x 2.39m)
Range of wall & base units with solid wood block work surfaces incorporating a breakfast bar. Built-in gas hob, oven under and extractor hood over. Inset one and a half bowl sink with drainer. Radiator. Double glazed window and patio doors to rear aspect.

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

Bedroom 1
12'0 x 8'9 (3.66m x 2.67m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
10'8 x 8'3 (3.25m x 2.51m)
Radiator. Double glazed window to front aspect.

Bedroom 3
6'6 x 6'4 (1.98m x 1.93m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin set in vanity unit. Heated towel rail. Frosted double glazed window.

Outside
Rear Garden: Enclosed by fenced boundaries with gated rear access, paved patio area and outbuilding with double glazed door.

Front Garden: Laid to lawn with pathway leading to the front door.

EPC = D

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.