TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£285,000 - £310,000









203 Priory Road, Eastbourne, BN23 7TB

*** GUIDE PRICE £285,000 - £310,000 ***
An attractive three bedroom semi detached Georgian influenced house situated in Langney. Set back from the road, the house provides spacious and well proportioned accommodation comprising of a bay windowed lounge, separate dining room, kitchen and spacious conservatory. The first floor comprises of three bedrooms, a bathroom and separate cloakroom. Langney shopping centre is located nearby and an internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Double Glazed Conservatory
- Bathroom & Separate Cloakroom
- Lawned Rear Garden
- Popular Langney Location

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor. Door to-

Lounge
14'11 x 13'8 (4.55m x 4.17m)
Radiator. Coved ceiling. Double glazed bay window to front aspect. Doors to-

Dining Room
11'1 x 8'0 (3.38m x 2.44m)
Radiator. Wood effect flooring. Coved ceiling. Double doors to conservatory. Door to-

Kitchen
10'11 x 8'0 (3.33m x 2.44m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with stainless steel splashback and extractor above. Eye level electric oven. Space for upright fridge freezer. Space and plumbing for washing machine. Understairs cupboard. Double glazed window.

Conservatory
14'6 x 7'11 (4.42m x 2.41m)
Radiator. Laminate flooring. Double glazed windows. Double glazed patio doors to garden.

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

Bedroom 1
12'10 x 9'1 (3.91m x 2.77m)
Radiator. Laminate flooring. Coved ceiling. Built in wardrobe. Airing cupboard housing hot water cylinder. Double glazed window with far reaching views over open fields.

Bedroom 2
8'7 x 8'7 (2.62m x 2.62m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
10'0 x 8'11 (3.05m x 2.72m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom
White suite comprising of panelled bath with shower over. Pedestal wash hand basin with mixer tap. Fully tiled walls. Radiator. Frosted double glazed window.

Cloakroom
Low level WC. Radiator. Frosted double glazed window.

Outside
The enclosed rear garden is laid to lawn and patio with gated side access.

EPC = C

COUNCIL TAX BAND = 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.