TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£425,000









8 Churchill Close, Eastbourne, BN20 8AJ

A nicely presented three bedroom end of terrace house, benefiting from a useful garden room extension providing valuable additional reception space. The ground floor offers a spacious open plan living and dining room, modern kitchen and access into the rear garden. Upstairs are three bedrooms and a family shower room. Outside, there is a patio rear garden and a garage situated in a nearby block. Located in the ever popular Old Town area, the property is close to Gildredge Park, Waitrose, local amenities and excellent transport links, with the town centre and South Downs also within easy reach.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Open Plan Lounge & Dining Room
- Kitchen
- Conservatory/Garden Room
- Shower Room/WC
- Patio Rear Garden
- Garage En Bloc
- Close to Local Schools, Shops & Transport Links

Entrance
Double glazed front door to-

Hallway
Stairs to first floor.

Lounge
16'3 x 14'11 (4.95m x 4.55m)
Radiator. Understairs cupboard. Gas fireplace. Double glazed bay window to front aspect. Opening to -

Dining Room
10'10 x 9'5 (3.30m x 2.87m)
Radiator. Double glazed patio doors to conservatory. Door to-

Kitchen
9'11 x 8'2 (3.02m x 2.49m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Double glazed door to-

Conservatory/Garden Room
17'1 x 8'8 (5.21m x 2.64m)
UPVC and brick construction. Fitted range of wall and base units. Space and plumbing for washing machine and tumble dryer. Boiler. Double glazed windows. Double glazed patio doors to garden.

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

Bedroom 1
16'6 x 11'4 (5.03m x 3.45m)
Radiator. Double glazed bay window to front aspect.

Bedroom 2
9'1 x 9'7 (2.77m x 2.92m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
Radiator. Built in wardrobe above stairs. Double glazed window to front aspect.

Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Double glazed window to rear aspect.

Outside
The rear garden is laid to patio with fenced boundaries.

Garage
Located in a nearby block.

COUNCIL TAX BAND = D

EPC = D

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.