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PROTECTED

PRS Property
Redress
Scheme



Surridge Mison

12b Snowdon Close, Eastbourne, East Sussex, BN23 8HZ
Guide Price £280,000-£290,000



Surridge Mison
ESTATES

An extremely well presented three bedroom terraced property in North Langney with off road parking with viewing highly recommended. Situated within close proximity to local shops and amenities, bus routes and schools the home is conveniently placed to allow for easy access to Langney shopping centre and to enjoy walks at the nature reserve.

The current owner has owned the property from new and has maintained and improved the property to include an upgraded boiler and the addition of the conservatory. The remaining accommodation comprises of entrance hallway and well equipped kitchen to the front of the property. The lounge/diner is a generous space and opens onto the lovely bright sunny conservatory which all overlooks the pretty rear garden.

The rear garden is paved for easy maintenance with raised beds planted with an array of mature shrubs and flowering plans and the front garden has driveway space and laid to lawn. Upstairs there are three bedrooms and the modern refitted shower room with walk in shower and modern fittings.

Being extremely well placed for all local amenities including shops, primary and secondary schools and the popular Shinewater Park and Nature Reserve with its wildfowl lakes and wooded areas. It is well served for bus routes taking you to the town centre and seafront whilst having Langney Shopping Centre within very close proximity offering local and National shops plus cafés and restaurants. There is also the convenience of the mainline train station a short distance away at Westham and Hampden Park with direct links to London Victoria, Gatwick, Brighton and Hastings.





Entrance Hall - 2.97m x 1.88m (9'9" x 6'2")

Double glazed door to front. Laminate flooring. Stairs leading to first floor with built in understairs cupboard. Radiator. Telephone point. Coved ceiling.

Kitchen - 3m x 2.13m (9'10" x 7'0")

Double glazed bay window to front. Vinyl flooring and partially tiled walls. Gas boiler. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Space for electric cooker. Work surfaces with inset stainless steel sink and drainer unit.

Lounge/Dining Room - 4.85m x 4.04m (15'11" x 13'3")

Double glazed patio doors leading to conservatory, and double glazed window to rear. Feature fireplace. Laminate flooring. Wall lights. Radiator. Coved ceiling.

Conservatory - 3.66m x 2.74m (12'0" x 9'0")

UPVc conservatory with updated glass roof. Double glazed French doors leading to rear garden. Laminate flooring.

First Floor Landing - 2.77m x 1.85m (9'1" x 6'1")

Loft access. Coved ceiling. Carpeted.

Bedroom One - 3.02m x 2.74m (9'11" x 9'0")

Double glazed window to front. Built in wardrobes and storage cupboard. Stripped wooden flooring. Radiator. Telephone point. Coved ceiling.

Bedroom Two - 3.15m x 2.11m (10'4" x 6'11")

Double glazed window to rear. Stripped wooden flooring. Radiator. Coved ceiling.

Bedroom Three - 2.24m x 1.88m (7'4" x 6'2")

Double glazed window to rear. Stripped wooden flooring. Radiator. Coved ceiling.

Shower Room - 2.11m x 1.88m (6'11" x 6'2")

Vinyl flooring. Chrome towel rail. Coved ceiling. Extractor fan. Modern suite comprising of walk in shower cubicle with tiled surround, fitted glazed screen, rainfall shower head and handheld shower attachment, wash hand basin set within vanity unit with tiled splashback and W.C.

Driveway & Front Garden

Lawned area with flower beds. Driveway providing off road parking.

Rear Garden

Paved with raised flower beds. Shrubs. Fencing surrounds with gated rear access.



Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas Central Heating
Solar Power; None
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP
Tel 01323 460617

Email info@surridgemison.com

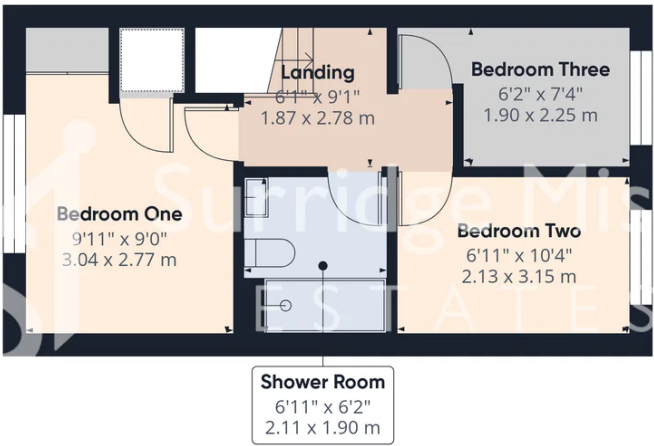
Web www.surridgemison.com

Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



Floor 0



Floor 1



Approximate total area^m
764 ft²
70.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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