



# TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



1 Bathroom

## £280,000



### 4 Carisbrooke Close, Eastbourne, BN23 8EQ

Ideally positioned within the popular Langney area of Eastbourne, this well proportioned three bedroom end of terrace house occupies a generous corner plot, offering excellent outside space and allocated parking. The ground floor provides a welcoming lounge/dining room, a separate kitchen/breakfast room and a convenient downstairs cloakroom. Upstairs, the property offers three good sized double bedrooms together with a modern fitted family bathroom. Externally, one of the property's particular highlights is its excellent sized corner plot garden, providing considerable outdoor space with plenty of scope for entertaining, gardening and family enjoyment. The property also benefits from allocated parking. Situated close to a good range of local shops, schools, amenities and transport links, the property is ideally suited to families, first time buyers and those looking for a well positioned home with generous outdoor space. Viewing is highly recommended to fully appreciate the accommodation, position and potential this property has to offer.

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Eastbourne, BN23 8EQ

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Main Features

- End of Terrace House
- 3 Bedrooms
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Bathroom/WC
- Lawned Rear Garden
- Allocated Parking Space
- Close to Local Schools, Shops & Transport Links

Entrance

Double glazed front door to-

Porch

7'1 x 2'8 (2.16m x 0.81m)  
Double glazed windows. Inner door to-

Hallway

Radiator. Understairs storage cupboard. Underfloor heating. Cupboard housing washing machine.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Fully tiled wall. Double glazed window.

Kitchen/Breakfast Room

12'2 x 8'2 (3.71m x 2.49m)  
Fitted range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated under counter fridge and separate freezer. Space and plumbing for washing machine. Wall mounted boiler. Part tiled walls. Radiator. Double glazed window to front aspect.

Lounge/Dining Room

18'2 x 10'8 (5.54m x 3.25m)  
Underfloor heating. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected). Double glazed window.

Bedroom 1

14'9 x 8'9 (4.50m x 2.67m )  
Radiator. Double glazed window to rear aspect.

Bedroom 2

10'11 x 9'9 (3.33m x 2.97m )  
Radiator. Double glazed window to rear aspect.

Bedroom 3

8'6 x 8'6 (2.59m x 2.59m)  
Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Double glazed window to front aspect.

Outside

The rear garden is mainly laid to lawn with an area of decking and a variety of mature trees and shrubs.

Parking

There is an allocated parking space.

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