



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£325,000



14 Gardner Close, Eastbourne, BN23 6DQ

A beautifully presented three bedroom detached family home, offering bright and spacious accommodation in the highly sought after Langney Point area of Eastbourne. The property features a generous open plan lounge/dining room, providing an excellent space for family living and entertaining, together with a modern fitted kitchen. Upstairs are three well proportioned bedrooms, including an impressive principal bedroom, alongside a family bathroom and separate WC. Outside, the property enjoys an attractive rear garden with patio seating areas and established planting, providing an ideal setting for relaxing and entertaining. Further benefits include a garage offering valuable parking or storage space. Ideally positioned within easy reach of popular local schools, shops, parks and regular bus services, with Eastbourne's picturesque seafront and Sovereign Harbour also nearby, this superb detached home combines generous living space with an excellent residential location.

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Main Features

- Three Bedroom Detached Family Home
- Spacious Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Family Bathroom & Separate WC
- Attractive Rear Garden
- Garage & Off Road Parking
- Highly Sought After Langney Point Location
- Beautifully Presented Throughout
- Close To Schools & Seafront

Entrance
Double glazed front door to-

Porch
Inner door to-

Hallway
Radiator. Double glazed window to side aspect.

Kitchen
10'8 x 7'6 (3.25m x 2.29m)
Fitted range of wall and base units with surrounding solid wood block worktop and inset one and a half bowl sink unit and mixer tap. Gas hob with extractor hood above. Electric oven with integrated microwave above. Integrated fridge freezer, dishwasher and washing machine. Wall mounted gas boiler. Double glazed windows to the front and side aspects.

Lounge
17'11 x 13'6 (5.46m x 4.11m)
Two radiators. Understairs storage cupboard. Dual aspect room with double glazed windows to both side aspects.

Dining Room
12'11 x 10'10 (3.94m x 3.30m)
Radiator. Double glazed sliding doors to the garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Over stairs storage cupboard. Double glazed window to side aspect.

Bedroom 1
11'4 x 9'10 (3.45m x 3.00m)
Radiator. Fitted wardrobe. Double glazed window to side aspect.

Bedroom 2
10'8 x 6'11 (3.25m x 2.11m)
Radiator. Double glazed window to the side aspect.

Bedroom 3
9'7 x 6'7 (2.92m x 2.01m)
Radiator. Double glazed window to side aspect.

Bathroom
Panelled bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Heated towel rail. Double glazed window to side aspect.

Cloakroom
Low level WC. Double glazed window to side aspect.

Outside
The rear garden is part paved and part pebbled with planted areas.

Parking
Off road parking for one vehicle behind secure gates.

Garage
16'10 x 7'6 (5.13m x 2.29m)
Up and over door. Light and power.

EPC = C

COUNCIL TAX BAND = D