



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 1 Reception 1 Bathroom

£289,950



## 4 Sandhurst Mews, Eastbourne, BN23 7DQ

A well proportioned three bedroom Mews style house forming part of this small close. Enviably situated in Langney the house benefits from a fitted kitchen, lounge with french doors to the lawned rear garden and a ground floor cloakroom. The first floor comprises of three bedrooms and a modern bathroom. The house has two allocated parking spaces, double glazing and gas central heating. Situated in the popular Langney area, known for its excellent school catchments, local amenities and proximity to Langney Shopping Centre. An internal inspection comes highly recommended.

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## 4 Sandhurst Mews, Eastbourne, BN23 7DQ

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### Main Features

- Terraced Mews Style House
- 3 Bedrooms
- Lounge
- Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- Lawned Rear Garden
- Two Allocated Parking Spaces
- Close to Local Schools, Shops & Transport Links

### Entrance

Front door to-

### Hallway

Radiator. Wood effect flooring. Understairs cupboard.

### Kitchen

14'3 x 8'11 (4.34m x 2.72m)

Fitted range of white high gloss wall and base units, marble effect worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Cupboard housing gas boiler. Inset spotlights. Radiator. Double glazed window to front aspect.

### Lounge/Dining Room

13'10 x 10'6 (4.22m x 3.20m)

Radiator. Wood effect flooring. Double glazed window to rear aspect. Double glazed door to garden.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Extractor fan.

### Stairs from Ground to First Floor Landing

Built in cupboard.

### Bedroom 1

11'6 x 8'10 (3.51m x 2.69m)

Radiator. Built in double wardrobe. Two double glazed windows to front aspect.

### Bedroom 2

13'11 x 7'5 (4.24m x 2.26m)

Radiator. Double glazed window to rear aspect.

### Bedroom 3

10'7 x 6'1 (3.23m x 1.85m)

Radiator. Loft access (not inspected). Double glazed window to rear aspect.

### Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with tiled splashback. Extractor fan. Radiator.

### Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the house.

### Parking

There are two allocated parking spaces.

**COUNCIL TAX BAND = C**

**EPC = C**