



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£270,000



12 Carroll Walk, Eastbourne, BN23 7QN

*** Guide price £270,000 - £280,000 ***

A chain free three bedroom semi detached house enviably situated on the Poets Estate in Langney. The house benefits from a lounge with separate dining area, a ground floor cloakroom and fitted kitchen. The first floor comprises of three bedrooms, with the master having fitted wardrobes and a useful walk in wardrobe/study with lighting, there is also a family bathroom. The rear garden is laid to patio and has a garage with an up and over door. Langney shopping centre is also close by.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Room
- Kitchen
- Bathroom/WC
- Patio Rear Garden
- Garage
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Wood effect flooring. Dado rail.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator.

Lounge

16'1 x 10'11 (4.90m x 3.33m)

Radiator. Wall lights. Dado rail. Ceiling fan. Opening to-

Dining Room

10'7 x 8'1 (3.23m x 2.46m)

Radiator. Wood effect flooring. Double glazed window to rear. Double glazed patio doors to garden.

Kitchen

10'7 x 8'5 (3.23m x 2.57m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker and upright fridge freezer. Space and plumbing for washing machine. Wall mounted gas boiler (installed in July 2025). Part tiled walls. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Airing cupboard with fixed shelving. Loft access (not inspected).

Bedroom 1

13'9 x 9'11 (4.19m x 3.02m)

Built in and walk in wardrobe. Ceiling fan. Radiator. Double glazed window to front aspect.

Bedroom 2

10'10 x 10'5 (3.30m x 3.18m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

9'11 x 6'10 (3.02m x 2.08m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of corner bath with shower over. Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

Outside

The rear garden is laid to patio with gated rear access, outside lighting and a tap.. There is also access to the-

Garage

Up and over door. Door to garden.

COUNCIL TAX BAND = C

EPC = D

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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.