Freehold

42 Collingwood Close, Eastbourne, BN23 6HW

£395,000








4 Bedroom | 2 Reception | 2 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

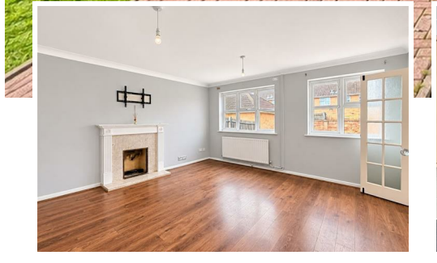
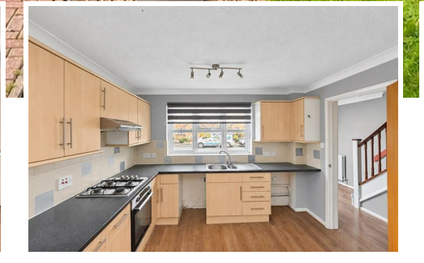
TOWN PROPERTY

01323 412200

Freehold

4 Bedroom | 2 Reception | 2 Bathroom

£395,000


42 Collingwood Close, Eastbourne, BN23 6HW

A four bedroom detached house that is enviably situated in Langney Point within easy walking distance of the Seafront and Sovereign Harbour. Being sold CHAIN FREE the house benefits from a fitted kitchen, lounge, separate dining room and a ground floor cloakroom. The first floor comprises of a family bathroom and four bedrooms with the master having an En suite shower room. Further benefits include double glazing, gas central heating, an integral garage and a driveway that provides off road parking. An internal inspection comes highly recommended.

www.town-property.com info@town-property.com

Freehold

42 Collingwood Close, Eastbourne, BN23 6HW

£395,000

Main Features

- Detached House In Popular Langney Point Location
- 4 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge & Dining Room
- En Suite Shower Room/WC & Family Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway & Garage
- Close to Seafront, Retail Parks & Transport Links
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Wood effect flooring. Coved ceiling. Stairs to first floor.

Ground Floor Cloakroom
Low level WC . Wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Kitchen
10'9 x 10'5 (3.28m x 3.18m)
Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for upright fridge freezer. Part tiled walls. Coved ceiling. Radiator. Double glazed window to front aspect. Door to-

Dining Room
12'3 x 11'0 (3.73m x 3.35m)
Radiator. Wood effect flooring. Coved ceiling. Double glazed patio doors to garden. Door to-

Lounge
14'8 x 14'2 (4.47m x 4.32m)
Two radiators. Wood effect flooring. Feature fireplace. Coved ceiling. Understairs cupboard. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 1
11'4 x 9'11 (3.45m x 3.02m)
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Bedroom 2
10'0 x 9'6 (3.05m x 2.90m)
Radiator. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

Bedroom 3
11'4 x 7'10 (3.45m x 2.39m)
Radiator. Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

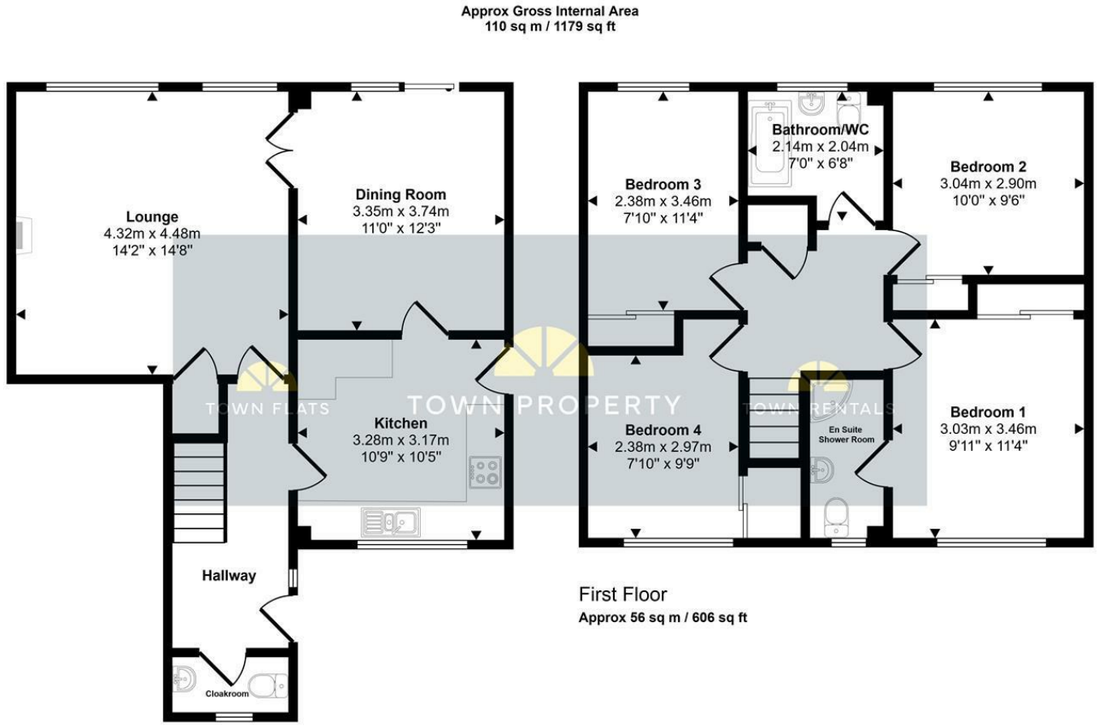
Bedroom 4
9'9 x 7'10 (2.97m x 2.39m)
Radiator. Coved ceiling. Built in cupboard.

Bathroom/WC
White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with flowerbeds and gated side access.

COUNCIL TAX BAND = E

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.