



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£310,000



36 Orchid Close, Eastbourne, BN23 8DE

An extremely spacious 3 bedroom semi detached house with 3 double bedrooms driveway and garage. Situated in Langney within easy walking distance of Langney Shopping Centre and local schools, the house benefits from an entrance porch, lounge/dining room, fitted kitchen and conservatory that opens out onto the patio gardens with a high level of seclusion to the rear. As well as the 3 double bedrooms, the first floor has a family bathroom with bath & shower cubicle and separate cloakroom. An internal inspection comes highly recommended.

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Main Features

- Extremely Spacious Semi-Detached House
- 3 Bedrooms
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- Bath & Shower Room
- Separate Cloakroom
- Double Glazing
- Secluded Rear Garden
- Off Road Parking Leading To Garage

Entrance Porch

Double glazed door. Double glazed window. Further door to -

Double Aspect Lounge/Dining Room

22'1 x 10'8 (6.73m x 3.25m)

Feature fireplace with inset coal effect fire. Radiator. Stairs to first floor. Double glazed window to front aspect. Doors to kitchen and conservatory.

Fitted Kitchen

9'10 x 8'9 (3.00m x 2.67m)

Range of fitted wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Cooker point. stainless steel extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Coved ceiling. Double glazed window.

Conservatory

11'7 x 7'10 (3.53m x 2.39m)

Wall lights. Double glazed windows. Door to garden.

Inner Hallway

Stairs from Ground to First Floor Landing:

Bedroom 1

12'4 x 10'10 (3.76m x 3.30m)

Radiator. Double glazed window to front aspect.

Bedroom 2

12'3 x 8'0 (3.73m x 2.44m)

Radiator. Double glazed window to front aspect.

Bedroom 3

10'9 x 9'1 (3.28m x 2.77m)

Radiator. Built-in double wardrobe. Double glazed window to rear aspect.

Cloakroom

Low level WC. Part tiled walls. Frosted double glazed window.

Bath & Shower Room

Coloured suite comprising panelled bath. Shower cubicle. Pedestal wash hand basin with mixer tap. Tiled walls. Wall mounted electric heater. Cupboard housing gas boiler. Frosted double glazed window.

Outside

Rear Garden: The rear garden is secluded to the rear and is laid to patio with well stocked flower beds, gated rear access and a wooden shed. There is also gated access to the side.

Front Garden: Off road parking providing access to the garage which has an up & over door.

Council Tax Band = C

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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.