TOWN PROPERTY

01323 412200

Freehold

Offers In Excess Of

£225,000

3 Bedroom | 1 Reception | 1 Bathroom









9 Ashgate Road, Eastbourne, BN23 7EU

OFFERS IN EXCESS OF: £225,000
A CHAIN FREE 3 bedroom terraced house with sizeable lawned rear garden and off road parking to the front. Providing well proportioned accommodation the house benefits from a lounge/dining room, fitted kitchen, luxury refitted bathroom/WC, double glazing and gas central heating. Situated in Langney the house is conveniently located for Langney Shopping Centre, local schools and the Crumbles retail park.

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Main Features

- Three Bedroom Terraced House In Langney
- Spacious Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Luxury Refitted Bathroom/WC
- Double Glazing Throughout
- Gas Central Heating
- Sizeable Lawned Rear Garden
- Off Road Parking To The Front
- Conveniently Located For Local Shops & Schools
- CHAIN FREE

Entrance
Door to -

Hallway
Understairs cupboard. Stairs to first floor.

Double Aspect Lounge/Dining Room
21'0 x 10'8 (6.40m x 3.25m)
2 Radiators. Coved ceiling. Wood effect flooring. Double glazed windows to front & rear aspects. Door to -

Fitted Kitchen
9'1 x 8'6 (2.77m x 2.59m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Tiled floor. Tiled walls. Double glazed window. Door to garden.

Stairs from Ground to First Floor Landing:
Coved ceiling. Airing cupboard. Loft access (not inspected).

Bedroom 1
11'7 x 10'0 (3.53m x 3.05m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
8'11 x 8'11 (2.72m x 2.72m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 3
8'9 x 5'10 (2.67m x 1.78m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap shower screen and shower over with rainwater shower head. Low level WC with concealed cistern. Wash hand basin set in vanity unit with mixer tap and cupboard below. LED lighting. Chrome heated towel rail. Double glazed window.

Outside
Rear Garden: Mainly laid to lawn with area of patio and gated rear access.

Front Garden: Off road parking for 1 vehicle.

Council Tax Band = B

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.