TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£250,000









13 Foxglove Road, Eastbourne, BN23 8BU

A well proportioned three bedroom terraced house situated in Langney within easy walking distance of Langney Shopping Centre. Being sold CHAIN FREE the house benefits from a refitted kitchen with integrated appliances, a ground floor cloakroom, lounge/dining room with access to the tiered garden, a refitted wet room, double glazing and gas central heating. The area is served by local schools and is on a bus route. An internal inspection comes highly recommended.

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Main Features

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

Entrance
Double glazed front door to-

Porch
Inner door to-

Hallway
Radiator. Wood effect flooring. Stairs to first floor with storage under. Built in cupboard with fixed shelving. Door to-

Ground Floor Cloakroom
Linoleum flooring. Low level WC. Wash hand basin with mixer tap.

Kitchen
8'10 x 8'8 (2.69m x 2.64m)
Refitted range of high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated dishwasher and fridge. Part tiled walls. Linoleum flooring. Double glazed window to front aspect.

Lounge/Dining Room
19'5 x 14'0 (5.92m x 4.27m)
Radiator. Wood effect flooring. TV point. Coved ceiling. Double glazed window to rear aspect. Double glazed patio door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder and gas boiler. Built in cupboard with fixed shelving. Loft access (not inspected).

Bedroom 1
14'2 x 9'4 (4.32m x 2.84m)
Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
11'3 x 9'7 (3.43m x 2.92m)
Coved ceiling. Double glazed window to rear aspect.

Bedroom 3
8'8 x 6'9 (2.64m x 2.06m)
Radiator. Coved ceiling. Built in cupboard with hanging rail. Double glazed window to front aspect.

Wet Room/WC
White suite comprising of shower enclosure with fixed seat. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is laid to patio tiles with raised flower beds, an outside tap and steps to a mezzanine level with vegetable patch and gated rear access.

COUNCIL TAX BAND = B

EPC = C

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.