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TOWN PROPERTY

 3 Bedroom  1 Reception  2 Bathroom

Freehold
£200,000



47 Mulberry Close, Eastbourne BN22 0TU

This specially adapted end terraced house in Hampden Park is mobility friendly and boasts ramp and ground floor wet room/wc. There are three double bedrooms and a sitting/dining room where access is gained to the double glazed conservatory. A further cloakroom is included and the kitchen and bathroom/wc are modern. There are lawned gardens and double glazing and gas fired central heating extend throughout. Being sold with immediate vacant possession, Eastbourne Academy school is close by and the village high street shops and mainline railway station are approximately half a mile distant.



Main Features

- End of Terrace House
- 3 Bedrooms
- Modern Kitchen
- Double Glazed Conservatory
- Sitting/Dining Room
- Ground Floor Wet Room/WC
- Bathroom/WC
- Private Rear Garden
- CHAIN FREE

Entrance

Mobility friendly ramp to front door. Frosted door to -

Entrance Hallway

Radiator. Understairs cupboard. Space and plumbing for tumble dryer. Carpet.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Double glazed window to side.

Ground Floor Wet Room/WC

Suite comprising walk in shower, low level WC and wall mounted wash hand basin. Radiator. Double glazed window.

Kitchen

8'11 x 8'10 (2.72m x 2.69m)

Range of units comprising one and a half bowl single drainer sink unit and mixer tap with part tiled walls and surrounding working surfaces having glossed white cupboards and drawers below. Space for large Range cooker having extractor above. Range of wall mounted units. Space for dishwasher and fridge freezer. Double glazed window to front.

Double Glazed Conservatory

11'3 x 9'11 (3.43m x 3.02m)

Double glazed windows to rear. Wood laminate flooring.

Sitting/Dining Room

19'9 x 14'6 narrowing to 11'4 (6.02m x 4.42m narrowing to 3.45m)

Double glazed window to rear. Radiator. Wood laminate flooring.

Stairs from Ground to First Floor Landing

Airing cupboard. Access to loft (not inspected).

Bedroom 1

14'7 x 9'5 (4.45m x 2.87m)

Double glazed window to rear. Radiator. Carpet.

Bedroom 2

11'7 x 10'2 (3.53m x 3.10m)

Double glazed window to rear. Radiator. Carpet.

Bedroom 3

9'4 x 9' (2.84m x 2.74m)

Double glazed window to front. Radiator. Carpet.

Bathroom/WC

Suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled floor. Tiled walls. Radiator. Frosted double glazed window.

Outside

The gardens are principally laid to lawn and patio.

EPC = D