



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## £325,000



### 31 Wordsworth Drive, Eastbourne, BN23 7QP

Set on a generous corner plot, this semi detached home in Langney offers versatile living with a converted garage at the rear, ideal for home working or running a business. The property features three first floor bedrooms and a stylish contemporary shower room. The ground floor includes a spacious through lounge/diner, a fitted kitchen large enough for a breakfast area, and a bright conservatory. Outside, there is a large lawned front garden and a rear garden that wraps around to the side, providing ample outdoor space.

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Main Features

- Spacious End Of Terraced House Situated In Langney
- 3 Bedrooms
- Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- Modern Shower Room/WC
- Paved Rear Garden
- Converted Garage

Entrance

Pathway to double glazed front door to -

Porch

Double glazed door. Door to -

Hallway

Radiator. Understairs cupboard. Storage area.

Lounge/Dining Room

16'1 x 11'0 (4.90m x 3.35m)  
Radiator. Double glazed window to front aspect.

Dining Area

10'10 x 6'11 (3.30m x 2.11m )  
Radiator. Door to kitchen. Window & door to to conservatory.

Conservatory

9'4 x 9'3 (2.84m x 2.82m)  
Timber structure. Door and single glazed windows to rear garden.

Fitted Kitchen

10'9 x 9'8 (3.28m x 2.95m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and oven under. Extractor cooker hood. Plumbing and space for appliances. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Airing cupboard. Loft access (not inspected).

Bedroom 1

13'6 x 10'8 (4.11m x 3.25m )  
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2

10'11 x 10'10 (3.33m x 3.30m )  
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 3

10'7 x 6'11 (3.23m x 2.11m)  
Radiator. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising walk-in shower cubicle. Low level WC. Vanity unit with inset wash hand basin. Heated towel rail. Frosted double glazed window.

Outside

Rear Garden: mainly paved with lawned area to the side, walled boundaries and double gate for rear access.

Front Garden: Laid to lawn with planted borders and pathway to front door.

Garage

Converted with power & water supply. Double glazed window and door to rear garden.

Council Tax Band = C

EPC = 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.