



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£289,950



1 Laburnum Walk, Eastbourne, BN22 0SP

This end of terrace home occupies a generous corner plot, offering larger than average front and rear gardens that extend to the side of the property providing excellent potential for extension (subject to necessary planning consents). The property enjoys a pleasant pedestrianised frontage, a garage with power and a private driveway accessed from the rear. Inside, the accommodation comprises an entrance porch, a bright through lounge diner that opens into a full width conservatory and a well fitted kitchen. Upstairs are three good sized bedrooms and a modern family bathroom. Situated on the border of Lower Willingdon, this sought after location is popular for its access to well regarded schools, convenient bus routes, local amenities and the nearby South Downs perfect for family living and outdoor pursuits.

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Eastbourne, BN22 0SP

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Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge/Dining Room
- Double Glazed Conservatory
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway
- Garage

Entrance

Double glazed front door to-

Double Glazed Porch

Double glazed windows. Inner door to-

Lounge/Dining Room

22'9 x 15'8 (6.93m x 4.78m)

Two radiators. Stairs to first floor. Double glazed window to front aspect. Double glazed double doors to-

Conservatory

13'11 x 8'1 (4.24m x 2.46m)

Double glazed windows. Double glazed doors to garden.

Kitchen

9'5 x 7'5 (2.87m x 2.26m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine and dishwasher. Space for cooker and fridge freezer. Extractor hood. Understairs storage cupboard. Part tiled walls. Double glazed window to front aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1

11'4 x 9'10 (3.45m x 3.00m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

10'5 x 9'0 (3.18m x 2.74m)

Radiator. Double glazed window to front aspect.

Bedroom 3

6'10 x 6'6 (2.08m x 1.98m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to lawn and patio. It has fenced boundaries with a gate to the front and double gate to the rear for vehicular access.

Parking

There is off road parking in front of the garage.

Garage

Up and over door. Light and power.

COUNCIL TAX BAND = B

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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.