



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## £320,000



## 20 Pagham Close, Eastbourne, BN23 8EW

Notable for its extremely spacious family sized accommodation, this well presented semi detached house in Langney has three large double bedrooms, two receptions and a conservatory. The property features a refitted kitchen/breakfast room and a stylish modern shower room/wc and there is also a useful cloakroom included. There are gardens arranged to the front and rear and a long driveway to the side provides ample off street parking for a number of vehicles. Local shops and schools can be found within close walking distance whilst Langney shopping centre and further amenities around Stone Cross Village are also easily accessible.

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Main Features

- Semi Detached House
- 3 Large Double Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Modern Shower Room/WC
- Mature Garden & Driveway for Multiple Vehicles
- Gas Central Heating

**Entrance**  
Frosted double glazed door to-

**Double Glazed Porch**  
Frosted double glazed window. Inner door to-

**Entrance Hallway**  
Radiator. Store/larder cupboard. Understairs cupboard. Tiled flooring.

**Cloakroom**  
Low level WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Frosted double glazed window.

**Sitting Room**  
15'1 x 11'3 (4.60m x 3.43m)  
Radiator. Carpet. Double glazed window to front aspect.

**Dining Room**  
12'1 x 7'8 (3.68m x 2.34m)  
Radiator. Tiled flooring. Double glazed sliding doors to conservatory.

**Modern Kitchen/Breakfast Room**  
9'4 x 8'5 (2.84m x 2.57m)  
Range of units comprising of single drainer sink unit and mixer tap with surrounding work surfaces and upstands with cupboards and drawers under. Inset four ring electric hob and electric oven under. Space for fridge freezer. Space and plumbing for dishwasher. Breakfast bar. Range of wall mounted units. Extractor. Tiled flooring. Double glazed window to rear aspect.

**Double Glazed Conservatory**  
12'2 x 9'0 (3.71m x 2.74m)  
Space and plumbing for washing machine. Double glazed windows to rear and side aspects. Double glazed doors to rear.

**Stairs from Ground to First Floor Landing:**  
Linen/storage cupboard. Access to loft with ladder (not inspected) housing Baxi combi boiler (under 2 years old and with a 10 year warranty).

**Bedroom 1**  
14'8 x 8'7 (4.47m x 2.62m)  
Radiator. Carpet. Double glazed window to front aspect.

**Bedroom 2**  
12'4 x 8'10 (3.76m x 2.69m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Bedroom 3**  
11'9 x 8'10 (3.58m x 2.69m)  
Radiator. Carpet. Double glazed window to front aspect.

**Modern Shower Room/WC**  
Large walk in shower cubicle with wall mounted shower with rainfall shower head and additional detachable shower head. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

**Outside**  
There are attractive gardens to the front and rear. The rear garden is secluded and arranged with areas of lawn, patio and decking with a store shed included.

**Parking**  
There is a long driveway to the side with ample off street parking for a number of vehicles.

**Council Tax Band = C**

**EPC = D**