TOWN PROPERTY

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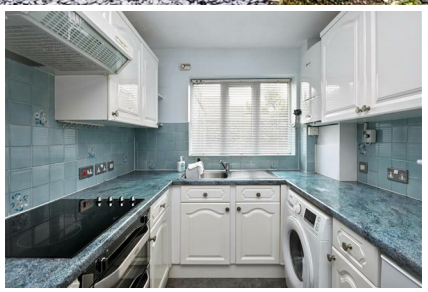
Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £310,000 - £320,000









108 Mendip Avenue, Eastbourne, BN23 8ER

*** Guide price £310,000-£320,000***
A well presented three bedroom end of terrace house with driveway and garage. Situated on the popular Pennine Estate of Langney conveniently located for Langney Shopping Centre the house provides well proportioned accommodation and is being sold CHAIN FREE. Benefits include two separate reception rooms, a double glazed conservatory and fitted kitchen. The first floor comprising of three bedrooms and a modern refitted bathroom. The well presented rear garden is laid to lawn and provides a high level of seclusion. Further benefits include gas central heating and double glazing. An internal inspection comes highly recommended.

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Main Features

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

Entrance
Front door to-

Hallway
Radiator. Wood effect flooring. Coved ceiling. Stairs to first floor.

Lounge
15'5 x 11'9 (4.70m x 3.58m)
Radiator. Wood effect flooring. Coved ceiling. Dado rail. Feature fireplace. Tv point. Double glazed window to front aspect. Doorway to-

Dining Room
9'11 x 7'2 (3.02m x 2.18m)
Radiator. Wood effect flooring. Coved ceiling. Dado rail. Double glazed patio doors to conservatory. Archway to-

Kitchen
9'11 x 7'3 (3.02m x 2.21m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with double oven under and extractor over. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Part tiled walls. Understairs cupboard with light. Double glazed window to rear aspect. Double glazed door to garden.

Conservatory
10'9 x 8'0 (3.28m x 2.44m)
Wood effect flooring. Vaulted ceiling with ceiling fan. Double glazed windows. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Double glazed window.

Bedroom 3
10'0 x 6'3 (3.05m x 1.91m)
Radiator. Built in cupboard with fixed shelving. Double glazed window to front aspect.

Bedroom 1
15'9 x 8'3 (4.80m x 2.51m)
Radiator. Inset spotlights. Double glazed window to front aspect.

Bedroom 2
9'8 x 8'3 (2.95m x 2.51m)
Radiator. Fitted wardrobes with sliding doors. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside
The enclosed rear garden is laid to lawn with an area of patio and well stocked flower beds and borders. There is a summerhouse, garden shed, an outside tap and gated side access.
The front garden is laid to slate chippings with rose borders.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
Up and over door.

COUNCIL TAX BAND = 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.