

16 Friday Street, Eastbourne, BN23 8AG

Freehold

£400,000



3 Bedroom 1/2 Reception 2 Bathroom

**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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.

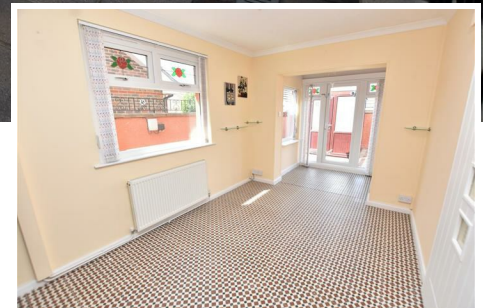
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This impressive detached chalet style bungalow occupies an elevated position on Friday Street, just yards from Langney Shopping centre and nearby schools. Its flexible accommodation is arranged with two principle double bedrooms over two floors and an loft room with en-suite, whilst there is a double aspect sitting room and a large kitchen/breakfast room with mostly integrated appliances and a central island/breakfast bar with four high chairs included. In addition, there is a useful utility room, a stylish ground floor shower room/wc. The property boasts fitted blinds and gas fired central heating and radiators throughout. The boiler is approximately two years old. Walled patio gardens are arranged to the front and rear of the property with the rear including two sheds and a summerhouse, all with power supply. The driveway to the side leads to the single garage which has overhead storage and a space in front. St. Catherine's College and West Rise Schools are nearby and bus services run from the shopping centre to Hampden Park Village and Eastbourne town centre where mainline railway stations can also be found. The exciting marina development is approximately one mile distant.

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Main Features

- Detached Bungalow
- 3 Double Bedrooms
- Refitted Ground Floor Shower Room/WC
- Double Aspect Sitting Room
- Dining Room/Bedroom 3
- Kitchen/Breakfast Room
- Utility Room
- En-Suite Shower Room/WC to Master Bedroom
- Walled Patio Gardens
- Driveway & Garage

Entrance  
Double glazed door to entrance porch. Tiled flooring. Double glazed windows. Composite inner door to-

Entrance Hallway  
Radiator. Tiled flooring.

Refitted Ground Floor Shower Room/WC  
Walk in shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap inset into vanity unit. Fully tiled walls and flooring. Radiator. Double glazed window to side aspect.

Double Aspect Sitting Room  
Radiator. Feature fireplace with surround and mantel above with inset electric fire. Tiled flooring. Double glazed windows to front and side aspects.

Bedroom 2  
Range of fitted freestanding bedroom furniture. Radiator. Tiled flooring. Double glazed window to front aspect.

Dining Room/Bedroom 3  
Radiator. Freestanding electric fireplace with surround and mantel (included). Tiled flooring. Double glazed door to rear aspect. Double glazed windows to rear and side aspects.

Kitchen/Breakfast Room  
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with fully tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob, eye level microwave and electric oven. Space for fridge freezer. Range of wall mounted units and concealed extractor. Central island with worktop, storage under and four stalls included. Freestanding electric fire surround (included). Concealed wall mounted gas boiler (2 years old). Tiled flooring. Radiator. Double glazed windows to rear and side aspects.

Utility Room  
Range of units comprising of single drainer sink unit and mixer tap with fully tiled walls and surrounding work surfaces with cupboards and drawers under. Space and plumbing for washing machine and tumble dryer. Wall mounted units. Tiled flooring. Radiator. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing:  
Large walk in loft (boarded). Double glazed window to rear aspect.

Loft Room  
Radiator. Built in wardrobe. Tiled flooring. Double glazed window to front aspect.

En-Suite Shower Room/WC  
Large walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Tiled flooring and walls. Frosted double glazed window.

Outside  
Rear Garden: The walled rear patio garden also includes two sheds and a summerhouse, all with power. There is also gated side access.

Front Garden: Walled patio gardens are arranged to the front. Number 18 have a right of way to their front gate.

Garage  
16'81 x 8'66 (4.88m x 2.44m)  
Accessed via a driveway to the side, a garage block is located to the rear (middle garage). Remote roller door. Electric power. Light. Parking/Driveway to the front.

EPC = E

Council Tax Band = D