



# TOWN PROPERTY



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Freehold



1 Bedroom



1 Reception



1 Bathroom

## £199,950



### 64 Sorrel Close, Eastbourne, BN23 8DT

Located just yards from Langney Shopping centre, this extended 'back to back' style house has a double bedroom, an open plan sitting room and an adjoining double glazed conservatory. The property has a lot of storage and also boasts a small but stylish modern kitchen and a well equipped wet room/wc. Double glazing and gas fired central heating extend throughout and there is an area of walled private garden. Two allocated parking spaces are also included. Bus links into town and nearby schools can also be found within close walking distance.

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## Main Features

- Back to Back Style House
- 1 Double Bedroom
- Open Plan Sitting Room
- Modern Kitchen
- Double Glazed Conservatory
- Wet Room/WC
- Walled Rear Garden
- Two Allocated Parking Spaces
- Double Glazing & Gas Central Heating Throughout

## Entrance

Frosted double glazed door to-

## Double Glazed Porch

Wood laminate flooring. Meter/store cupboard. Inner door to-

## Hallway

Radiator. Store cupboard.

## Open Plan Sitting Room

16'1 x 11'7 (4.90m x 3.53m)

Radiator. Carpet. Double glazed sliding door to rear.

## Modern Kitchen

6'11 x 5'10 (2.11m x 1.78m)

Range of units comprising of single drainer sink unit and mixer tap with glass upstands and surrounding worksurfaces with cupboards and drawers under. Space for electric cooker and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Tiled flooring. Double glazed window to front aspect.

## Double Glazed Conservatory

11'11 x 7'3 (3.63m x 2.21m)

Radiator. Wood laminate flooring. Double glazed windows to rear and side aspect. Double glazed sliding door to garden.

## Stairs from Ground to First Floor Landing

Airing cupboard. Store cupboard housing gas boiler. Access to loft (not inspected).

## Double Bedroom

11'7 x 9'2 (3.53m x 2.79m)

Radiator. Carpet. Double glazed window to front aspect.

## Wet Room/WC

Wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

## Outside

There is a private walled rear garden with gated side access.

## Parking

There are two allocated parking spaces.

**COUNCIL TAX BAND = B**

**EPC = C**