



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £369,950



### 1 Thackeray Close, Eastbourne, BN23 7TJ

A wonderful three bedroom link detached house that has been extended to the rear and occupies a corner plot providing spacious gardens to the rear and side. Forming part of this small close in Langney conveniently situated for Langney Shopping Centre and St Catherines College, the house benefits from a refitted kitchen, a spacious 'L' shaped lounge/dining room with access to the rear garden and a ground floor cloakroom. The kitchen leads to the integral garage and a further ground floor room that is an ideal utility room/home office. The first floor comprises of three bedrooms and a modern bathroom. The fantastic gardens are laid to lawn and to the front there is a driveway providing access to the garage. An internal inspection comes highly recommended.



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1 Thackeray Close,  
Eastbourne, BN23 7TJ

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Main Features

- Link Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- 'L' Shaped Lounge/Dining Room
- Kitchen
- Utility Room/Home Office
- Modern Bathroom/WC
- Lawned Rear Gardens
- Driveway with EV Charging Point
- Garage

Entrance

UPVC front door to-

Porch

7'6 x 2'11 (2.29m x 0.89m)  
Frosted double glazed windows. Inner door to-

Hallway

Radiator. Wood effect flooring. Stairs to first floor.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

'L' Shaped Lounge/Dining Room

17'2 x 16'8 (5.23m x 5.08m)  
Radiator. Wood effect flooring. Inset spotlights. Feature fireplace with inset coal effect fire. TV point. Double glazed window to rear aspect. Double glazed door to garden.

Kitchen

9'9 x 8'8 (2.97m x 2.64m)  
Fitted range of wall and base units, surrounding solid wood worktop with inset single drainer sink unit and mixer tap. Electric hob with coloured glass splashback, double electric oven under and extractor over. Integrated fridge freezer and dishwasher. Inset spotlights. Double glazed window to front aspect. Door to-

Garage

16'8 x 7'10 (5.08m x 2.39m)  
Up and over door. Space and plumbing for washing machine. Light and power. Door to-

Utility/Home Office

12'2 x 7'5 (3.71m x 2.26m)  
Light and power. Wall mounted gas boiler. Door to garden.

Stairs from Ground to First Floor Landing

Built in cupboard with fixed shelving. Double glazed window.

Bedroom 1

13'0 x 8'11 (3.96m x 2.72m)  
Radiator. Fitted wardrobe with mirrored doors. Double glazed window to rear aspect.

Bedroom 2

10'1 x 9'1 (3.07m x 2.77m)  
Radiator. Double glazed window to front aspect.

Bedroom 3

9'8 x 7'5 (2.95m x 2.26m)  
Radiator. Double glazed window to rear aspect.

Bathroom/WC

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

Outside

The gardens are arranged to the rear and side of the property, mainly laid to lawn there is an area of patio and gated side access.

Parking

A driveway to the front of the property provides off road parking. There is an EV charging point.

COUNCIL TAX BAND = D

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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.