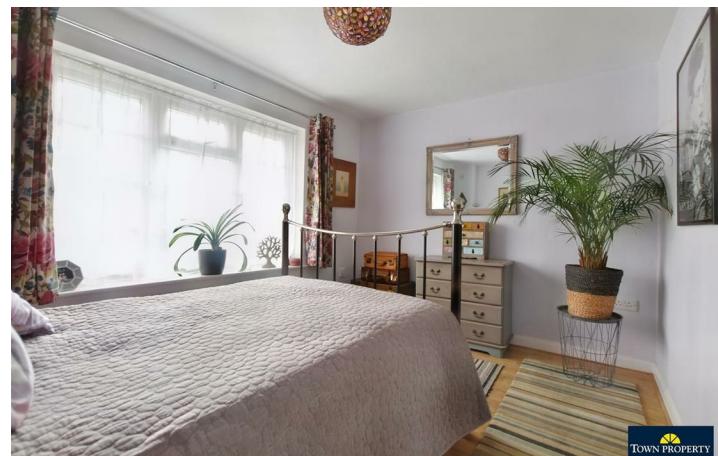


1 Regency Court, 2a Enys Road,
Eastbourne, BN21 2DF

Freehold

£425,000



3 Bedroom



2 Reception



1 Bathroom


TOWN PROPERTY

Freehold

£425,000

 3 Bedroom

 2 Reception

 1 Bathroom



1 Regency Court, 2a Enys Road, Eastbourne, BN21 2DF

Conveniently located on the borders of Upperton, this attractive Regency style house is presented to a high standard throughout and is arranged with three bedrooms and a garage to the rear. Benefits include a double aspect sitting/dining room, a refitted kitchen and a stylish and a stylish and refitted bathroom/wc. To the rear is a partly covered walled patio style garden that enjoys a Southerly aspect and is laid to artificial grass. There is gated rear access which leads to the single garage. This is the middle of a block of three and benefits from a new roof. Waitrose supermarket and Gildredge Park are close by whilst Eastbourne town centre with the Beacon shopping centre and mainline railway station with direct trains to London Victoria is just a 5 minute walk away.

 TOWN PROPERTY

 www.town-property.com  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.

 www.town-property.com

 info@town-property.com



Main Features

- End Terraced House
- 3 Bedrooms
- Cloakroom
- Double Aspect Sitting Room
- Dining Room
- Refitted Modern Kitchen
- Refitted Modern Bathroom/WC
- Walled Style Patio Garden
- Garage in Block

Entrance

Covered entrance with new 'Art Deco' double glazed composite door to-

Entrance Hallway

Radiator. Understairs cupboard. Tiled flooring.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Tiled flooring. Radiator. Frosted double glazed window.

Double Aspect Sitting Room

15'11 x 11'6 (4.85m x 3.51m)

Radiator. Fireplace with inset gas fire. Wood laminate flooring. Double glazed windows to front and side aspects.

Dining Room

11'4 x 8'7 (3.45m x 2.62m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

Refitted Modern Kitchen

8'9 x 8'8 (2.67m x 2.64m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls, upstands and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Inset dishwasher and space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and concealed extractor. Tiled flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Radiator. Airing cupboard housing gas boiler. Wood laminate flooring. Access to loft with ladder (not inspected).

Double Aspect Bedroom 1

12'10 x 11'8 (3.91m x 3.56m)

Radiator. Mirror fronted built in wardrobe. Wood laminate flooring. Double glazed windows to front and side aspects.

Bedroom 2

11'5 x 9'2 (3.48m x 2.79m)

Radiator. Wood laminate flooring. Mirror fronted built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

9'11 x 7'11 (3.02m x 2.41m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Refitted Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

There is an attractive front garden with planted borders.

The rear garden is walled and enjoys a Southerly aspect and is partly covered. There is a water feature, 2 power points and lighting. Laid to artificial grass, there is also gated rear access leading to the garage.

Parking

There is a single garage (middle in block of three) that is located to the rear.

EPC = D**Council Tax Band = D**