TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

## Guide Price
## £300,000 - £325,000










# 12 Vernon Close, Eastbourne, BN23 6AN

***GUIDE PRICE £300,000 TO £325,000***
CONSIDERED EXCELLENT VALUE and offered to the market CHAIN FREE, this well presented terraced house occupies a highly desirable position in the sought after Langney Point area, just yards from the seafront and local shops in Beatty Road. Having been significantly improved and maintained to a high standard throughout, the accommodation comprises three generous bedrooms, a spacious sitting/dining room, a stylish refitted kitchen and a contemporary refitted bathroom/WC. Additional benefits include a useful ground floor cloakroom, a landscaped rear garden and a garage located in a nearby block. Eastbourne's vibrant marina development, waterfront amenities and well regarded local schools are all within easy walking distance, making this an ideal family home in an enviable coastal location.

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Freehold

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### Main Features

- Terraced House
- 3 Bedroom
- Modern Kitchen
- Ground Floor Cloakroom
- Lounge/Dining Room
- Bathroom/WC
- Landscaped Rear Garden
- Garage In Nearby Block

### Entrance
Frosted double glazed door and adjacent double glazed window to-

### Entrance Hallway
Radiator. Wood laminate flooring.

### Modern Kitchen
11'5 x 8'3 (3.48m x 2.51m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob with electric oven under. Space and plumbing for dishwasher, washing machine and fridge freezer. Range of wall mounted units and wall mounted extractor. Larder style cupboard. Radiator. Wood laminate flooring. Double glazed window to front aspect.

### Cloakroom
Low level WC. Wall mounted wash hand basin set in vanity unit. Radiator. Wood laminate flooring. Frosted double glazed window.

### Lounge/Dining Room
17'11 x 14'5 (5.46m x 4.39m)
Radiator. Wood laminate flooring. Understairs cupboard. Feature fireplace. Double glazed window and double glazed double doors to rear.

### Stairs from Ground to First Floor Landing
Access to loft with ladder (not inspected).

### Bedroom 1
10'11 x 10'6 (3.33m x 3.20m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

### Bedroom 2
10'8 x 9'7 (3.25m x 2.92m)
Radiator. Carpet. Built in cupboard. Double glazed window to rear aspect.

### Bedroom 3
7'8 x 7'6 (2.34m x 2.29m)
Radiator. Carpet. Double glazed window to rear aspect.

### Bathroom/WC
Panelled shower 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. Shaver point. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

### Outside
The gardens are landscaped with an Brazilian slate patio and artificial lawn beyond.

### Garage
Located in a nearby block. There is also power supplied.

EPC = C

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.