TOWN FLATS

01323 416600

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£229,950

52 Weavers Close, Eastbourne, BN21 2BH

A modern two double bedroom FREEHOLD coach house, pleasantly positioned towards the rear of this popular development and offered with well presented, practical accommodation. A private front door opens to the entrance hall with stairs rising to the first floor, while beneath the staircase is a useful utility room housing the boiler and providing plumbing for a washing machine and space for a tumble dryer. Upstairs, the accommodation includes a spacious open-plan living area with fitted kitchen, two double bedrooms and a modern bathroom. A particular feature is the tandem double driveway situated beneath the property, providing valuable off-road parking for two vehicles. Weavers Close is conveniently positioned between the popular Rodmill and Upperton areas, close to Eastbourne District General Hospital, local amenities and regular bus services, while open fields are also located nearby at the rear of the development.

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Freehold

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Main Features

- Freehold Coach House
- Two Double Bedrooms
- Spacious Open Plan Living Accommodation
- Modern Fitted Kitchen
- Useful Separate Utility Room
- Private Entrance
- Tandem Parking For 2 Cars
- Close To Eastbourne District General Hospital
- Convenient For Rodmill & Upperton
- Nominal Annual Service Charge

Entrance
Private entrance door with internal staircase to first floor -

Lounge
14'0 x 12'0 (4.27m x 3.66m)
Radiator. Storage cupboard over the stairs. 2 Double glazed windows to front aspect. Opening to -

Fitted Kitchen
12'0 x 5'4 (3.66m x 1.63m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Integrated fridge/freezer. Plumbing and space for dishwasher. Double glazed Velux window.

Inner Hallway

Bedroom 1
13'0 x 8'1 (3.96m x 2.46m)
Radiator. Fitted wardrobe. 2 Double glazed windows to front aspect.

Bedroom 2
11'11 x 9'6 (3.63m x 2.90m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap. Radiator. Double glazed Velux window.

Parking
Tandem parking for 2 cars.

Other Details
External cupboard under the stairs into the property housing plumbing & space for washing machine and space for tumble dryer.

Council Tax Band = C

Agents Note:
Maintenance Charge = £445.12 per annum

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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.