

Freehold



3 Bedroom



2 Reception



1 Bathroom

£290,000



25 Ash Close, Eastbourne, BN22 0UR

Being sold CHAIN FREE this superbly presented terraced in Hampden Park has been extended and provides generous accommodation throughout. Approached through a new porch/utility area, there are is a sitting room, fitted kitchen/breakfast room with mostly integrated appliances and a large garden room/conservatory. In addition, there is a useful cloakroom and a first floor bathroom/wc and the property is well presented throughout. To the rear is a sizeable patio garden. Local shops and schools can be found within close walking distance whilst Hampden Park Village high street and the mainline railway station are within approximately half a mile distant.



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Main Features

- Extended Terraced House
- 3 Bedrooms
- New Entrance Porch/Utility Area
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Garden Room/Conservatory
- Bathroom/WC
- Large Rear Patio Garden
- CHAIN FREE

Entrance

Frosted composite double glazed door to-

New Entrance Porch/Utility Area

7'07 x 5'08 (2.31m x 1.73m)

Velux window. Door to-

Entrance Hallway

Radiator. Two store cupboards. Engineered oak flooring.

Cloakroom

Low level WC. Wall mounted wash hand basin. Part tiled walls.

Sitting Room

13'03 x 11'08 (4.04m x 3.56m)

Radiator. Carpet. Fireplace with mantel and recessed fireplace. Double glazed window to front aspect.

Kitchen/Breakfast Room

13'03 x 11'05 (4.04m x 3.48m)

Range of units comprising of bowl and a half sink unit with surrounding granite work surfaces and drainer and upstands with cupboards and drawers under. Inset four ring gas hob and eye level double oven, dishwasher and washing machine. Space for and including American style fridge freezer. Range of wall mounted units. Concealed wall mounted gas boiler. Double glazed window to rear aspect.

Garden Room/Conservatory

16'05 x 10'10 (5.00m x 3.30m)

Radiator. Double glazed window to rear aspect and double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft with ladder (not inspected).

Bedroom 1

10'08 x 9'11 (3.25m x 3.02m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

10'04 x 9'06 (3.15m x 2.90m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3

9'0 x 8'09 (2.74m x 2.67m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC.

Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is a sizeable patio garden to the rear of the property.

There is a small area of front garden.

EPC = C.

Council Tax Band = B.

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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.