



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

Guide Price £265,000- £275,000



10 Biddenden Close, Eastbourne, BN23 7HX

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An extended and well presented CHAIN FREE three bedroom end of terrace house situated in Langney within comfortable walking distance of Langney Shopping Centre and local schools. Providing well proportioned accommodation the house benefits from a refitted kitchen, ground floor cloakroom, extended dining room/conservatory, lounge and walk in storage cupboard. The first floor has three bedrooms and a refitted bathroom. Further benefits include double glazing, electric combination boiler for central heating and hot water. Lawned front and rear gardens. An internal inspection comes very highly recommended.

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Eastbourne, BN23 7HX

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Main Features

- End of Terrace House
- Three Bedrooms
- Lounge
- Kitchen
- Dining Room
- Ground Floor Cloakroom
- Bath & Shower Room/WC
- Lawn and Patio Rear Garden
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Wood effect tiled flooring. Radiator. Understairs cupboard. Large walk in cupboard with fixed shelving and inset spotlights.

Lounge

13'8 x 12'9 (4.17m x 3.89m)

Contemporary style radiator. Carpet. TV point. Double glazed window.

Kitchen

8'4 x 7'9 (2.54m x 2.36m)

Fitted range of lightwood wall and base units, worktop with inset single drainer sink unit with mixer tap. Four ring electric hob with electric oven under. Extractor hood. Space and plumbing for washing machine and dishwasher. Fully tiled walls. Double glazed window to rear aspect. Opening to-

Dining Room

16'10 x 8'11 (5.13m x 2.72m)

Electric radiator. Inset spotlights. Carpet. Double glazed windows to rear aspect. Double glazed doors to garden.

Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Inset spotlights. Carpet. Loft hatch (not inspected).

Bedroom 1

12'9 x 10'1 (3.89m x 3.07m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

13'0 x 8'9 (3.96m x 2.67m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

9'7 x 6'4 (2.92m x 1.93m)

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

Modern Bath and Shower Room/WC

Refitted white suite comprising of panelled bath with chrome mixer tap and handheld shower attachment. Low level WC. Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap and vanity unit below. Part tiled walls. Cupboard housing electric boiler. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to lawn and patio with raised flower beds. There is a wooden shed and gated rear access.

Council Tax Band = B

EPC = F

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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.