



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

Guide Price
£265,000 - £275,000



25 Heather Close, Eastbourne, BN23 8DF

*** GUIDE PRICE £265,000 - £275,000 ***

Located just a short walk from Langney shopping centre, this semi detached house has three bedrooms and is being sold CHAIN FREE. In need of decoration and some modernisation, the property features a spacious open plan sitting/dining room with both a kitchen and bathroom/wc included. There is a Southerly facing lawned rear garden and parking is arranged to the front in the form of a driveway that leads to the single garage. Double glazing and gas fired central heating and radiators extend throughout.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Open Plan Sitting Room/Dining Room
- Kitchen
- Bathroom/WC
- Southerly Facing Lawned Rear Garden
- Driveway
- Garage
- Gas Central Heating & Double Glazing Throughout
- CHAIN FREE

Entrance

Frosted double glazed door to-

Vestibule

Cupboard housing gas boiler. Frosted double glazed window. Door to-

Open Plan Sitting Room/Dining Room

20'1 x 14'3 (6.12m x 4.34m)

Radiator. Wood laminate flooring. Understairs cupboard. Double glazed window to rear aspect and double glazed door to rear garden.

Kitchen

9'10 x 6'5 (3.00m x 1.96m)

Range of units comprising of single drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for cooker and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Store cupboard. Access to loft (not inspected).

Bedroom 1

13'3 x 10'10 (4.04m x 3.30m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

10'3 x 9'6 (3.12m x 2.90m)

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

Bedroom 3

7'4 x 7'1 (2.24m x 2.16m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is a lawned rear garden with gated side access.

Parking

A driveway to the front provides off street parking and leads to the garage.

Garage

15'11 x 8'1 (4.85m x 2.46m)

Up and over door.

EPC = C

COUNCIL TAX BAND = C