TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£329,950

15 Peyton Close, Eastbourne BN23 6AF

A well presented three bedroom detached house enviably situated on Langney Point within easy walking distance to the Seafront. Providing well proportioned accommodation and occupying a sizeable plot the house benefits from an entrance porch, lounge/dining room, fitted kitchen, three bedrooms and a refitted bathroom. The rear garden is laid to patio and the garage has an electric up and over door. The crumbles retail park and harbour development is also located nearby. An internal inspection comes highly recommended.

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Main Features

- Detached House
- 3 Bedrooms
- Kitchen
- Lounge/Dining Room
- Family Bathroom/WC
- Patio Rear Garden
- Driveway
- Garage
- Close to the Seafront & Eastbourne Harbour

Entrance
Double glazed front door to-

Entrance Porch
Inner door to-

Hallway
Radiator. Wood effect flooring. Coved ceiling. Stairs to first floor.

Kitchen
10'8 x 8'7 (3.25m x 2.62m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window to front aspect.

Lounge/Dining Room
15'1 x 14'7 (4.60m x 4.45m)
Two radiators. Wood effect flooring. Coved ceiling. Understairs cupboard. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Airing cupboard housing hot water cylinder. Loft access (not inspected). Double glazed window.

Bedroom 1
12'9 x 8'4 (3.89m x 2.54m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
12'7 x 7'11 (3.84m x 2.41m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 3
7'1 x 6'7 (2.16m x 2.01m)
Radiator. Coved ceiling. Wood effect flooring. Double glazed window to side aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Fully tiled walls. Inset spotlights. Two frosted double glazed windows.

Outside
The rear garden occupied a sizeable plot that is mainly laid to patio with mature trees, flower beds and gated side access.

Parking
A driveway to the front of the property provides off road parking.

Garage
Electric up and over door.

EPC = C

COUNCIL TAX BAND = D

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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.