



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £335,000



## 26 Westminster Close, Eastbourne, BN22 0LQ

A spacious and well presented semi detached house that is enviably situated on the borders of Willingdon and West Hampden Park. Conveniently located for local amenities at Freshwater Square and Hampden Park with its mainline railway the house benefits from a spacious lounge/dining room that opens onto the lawned rear garden, a fitted kitchen and ground floor cloakroom. The first floor comprises of three bedrooms and an incredibly spacious bathroom. There is an integral garage with an electric roller door and a driveway provides off road parking. An internal inspection comes highly recommended.



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[info@town-property.com](mailto:info@town-property.com)

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Main Features

- Semi Detached House
- Kitchen
- Lounge/Dining Room
- Ground Floor Cloakroom
- Bathroom/WC
- Lawn & Patio Rear Garden
- Integral Garage
- Driveway
- Double Glazing & Gas Central Heating Throughout

**Entrance**  
Double glazed front door to-

**Hallway**  
Radiator. Coved ceiling. Door to integral garage.

**Ground Floor Cloakroom**  
Low level WC. Wash hand basin. Frosted double glazed window.

**Lounge/Dining Room**  
19'7 x 18'9 (5.97m x 5.72m)  
Coved ceiling. Two radiators. Stairs to first floor. Understairs cupboard. Feature fireplace with marble surround and hearth. Double glazed window to rear aspect. Double glazed double doors to garden.

**Kitchen**  
10'7 x 6'11 (3.23m x 2.11m)  
Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Surrounding worktop with inset electric hob and extractor over. Eye level oven. Space and plumbing for dishwasher. Double glazed window. Double glazed door to garden.

**Stairs from Ground to First Floor Landing**  
Loft access (not inspected).

**Bedroom 1**  
12'7 x 8'6 (3.84m x 2.59m)  
Radiator. Coved ceiling. Extensive range of freestanding wardrobes. Double glazed window to rear aspect.

**Bedroom 2**  
12'7 x 8'6 (3.84m x 2.59m)  
Radiator. Coved ceiling. Double glazed window to rear aspect.

**Bedroom 3**  
8'7 x 6'11 (2.62m x 2.11m)  
Radiator. Coved ceiling. Built in wardrobe with sliding doors. Double glazed window to front aspect.

**Bathroom/WC**  
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Built in cupboard housing gas boiler. Skylight.

**Outside**  
The rear garden is laid to lawn and patio with gated side access. There are raised flower beds and outside lighting.

**Integral Garage**  
16'5 x 8'8 (5.00m x 2.64m)  
Light and power. Electric roller door. Single drainer sink unit. Space for upright fridge freezer. Space and plumbing for washing machine.

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

**COUNCIL TAX BAND = C**

**EPC = C**