



☎ 01323 412200



TOWN PROPERTY

Freehold

Guide Price

£270,000 - £290,000

 3 Bedroom

 1 Reception

 1 Bathroom



21 Ranworth Close, Eastbourne, BN23 8DP

GUIDE PRICE £270,000 - £290,000

Town Property are delighted to offer for sale this deceptively spacious three bedroom terraced house situated in the popular Langney area of Eastbourne. The house benefits from a modern fitted kitchen/dining area, as well as plenty of storage options and an attractive rear garden. The property also has double glazing throughout and gas central heating. Local shops, Langney Shopping Centre and the Causeway School are all close walking distance with local bus routes also being nearby. An internal inspection is highly recommended.

 www.town-property.com

 info@town-property.com



21 Ranworth Close, Eastbourne, BN23 8DP

Freehold
Guide Price
£270,000 - £290,000

Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen
- Walk In Storage Room
- Bathroom/WC
- Garden

Entrance

Steps up to private front door.

Entrance Hallway

Radiator. Two storage cupboards. Understairs storage area. Door to further walk in storage room.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Double glazed window to front aspect.

Sitting Room

13'04 x 11'07 (4.06m x 3.53m)

Radiator. Laminate flooring. Double glazed window to rear aspect.

Kitchen

13'04 x 11'04 (4.06m x 3.45m)

Range of wall and base units. One and a half bowl sink and drainer with mixer tap. Built in electric oven. Four ring electric hob and extractor hood. Space and plumbing for washing machine. Slimline dishwasher. American style fridge freezer. Cupboard housing gas combination boiler. Radiator. Laminate flooring. Double glazed window to front aspect.

Walk In Storage Room

Double glazed door to rear garden.

Stairs from Ground to First Floor Landing:

Storage cupboard. Access to loft (not inspected).

Bedroom 1

11'02 x 10'05 (3.40m x 3.18m)

Radiator. Double glazed window to front aspect.

Bedroom 2

12'0 x 10'09 (irregular shape) (3.66m x 3.28m (irregular shape))

Double glazed window to rear aspect.

Bedroom 3

9'02 x 8'06 (2.79m x 2.59m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Vinyl flooring. Extractor fan. Double glazed window.

Outside

Rear Garden: Mostly laid to lawn with decking area and gated rear access.

Front Garden: Laid to lawn with mature bushes and shrubs.

Council Tax Band = B

EPC = D

www.town-property.com | [E. info@town-property.com](mailto:info@town-property.com) | T. 01323 416600

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.