



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£325,000



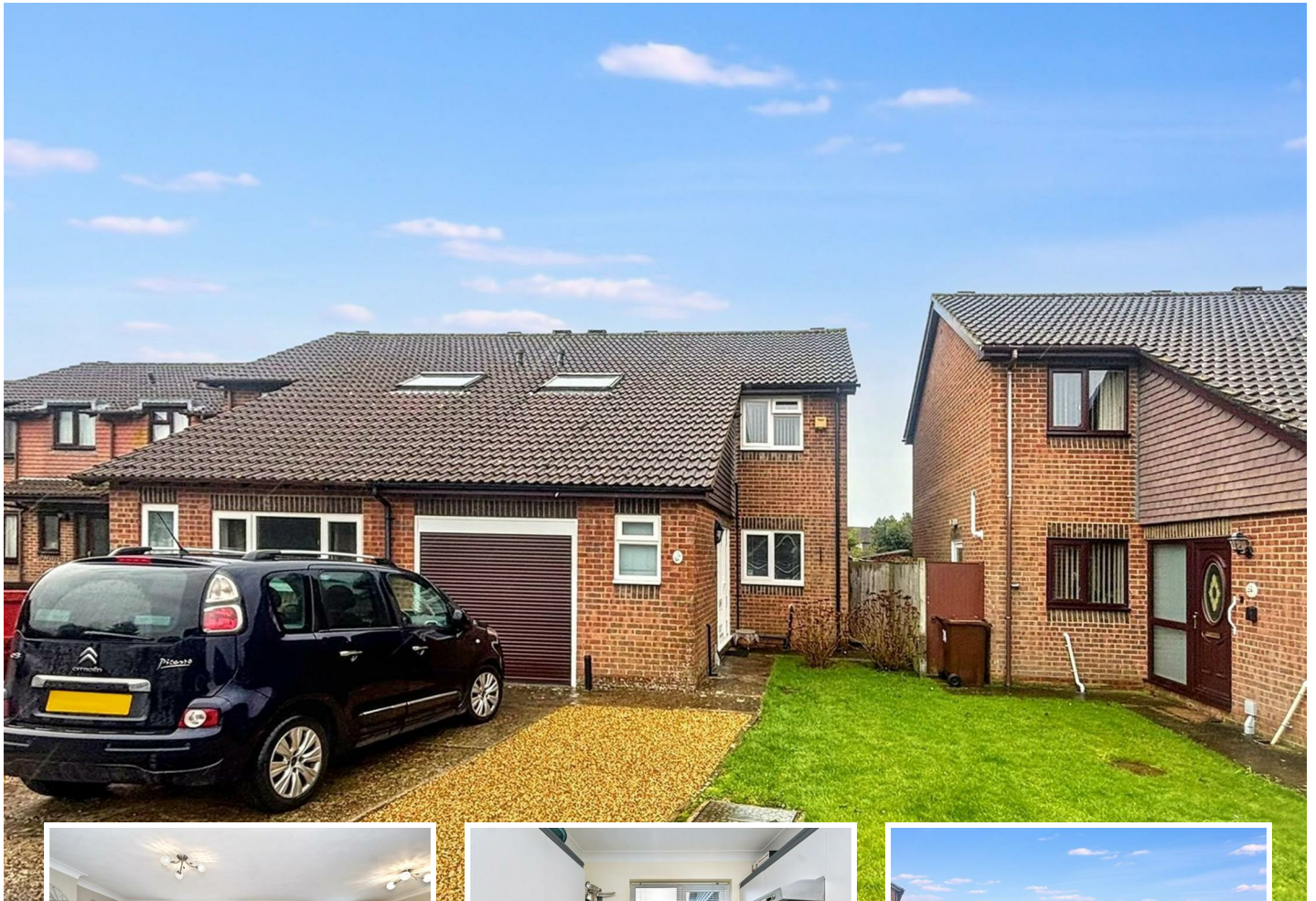
3 Bedroom



1 Reception



1 Bathroom



26 Westminster Close, Eastbourne, BN22 0LQ

GUIDE PRICE £325,000-£335,000

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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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

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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.