TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£339,950









6 Peyton Close, Eastbourne, BN23 6AF

A well presented three bedroom link detached house that has been extended to create a second reception room. Enviably situated in Langney Point within easy walking distance of the beachfront and local shops the house benefits from a ground floor cloakroom, double aspect lounge with French doors opening to the garden, a fitted kitchen and dining room. The first floor has three bedrooms and a refitted shower room. The rear garden is laid to lawn and provides a high level of seclusion. To the front there is a driveway and garage with an up and over door. An internal inspection comes highly recommended.

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Main Features

- Extended Link Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Dining Room
- Shower Room/WC
- Secluded Rear Garden
- Driveway & Garage
- Close to Local Shops & Beachfront

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor.

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

Lounge
25'1 x 11'6 (7.65m x 3.51m)
Two radiators. Feature fireplace with inset coal effect fire. Two double glazed windows to front aspect. Double glazed patio doors to garden.

Kitchen
12'0 x 7'6 (3.66m x 2.29m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for upright fridge freezer and cooker. Part tiled walls. Radiator. Understairs cupboard. Double glazed window to rear aspect. Archway to-

Dining Room
12'10 x 6'7 (3.91m x 2.01m)
Radiator. Coved ceiling. Door to garage. Door to garden.

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

Bedroom 1
12'11 x 9'1 (3.94m x 2.77m)
Radiator. Fitted wardrobe and overhead storage. Double glazed window to front aspect.

Bedroom 2
11'6 x 8'3 (3.51m x 2.51m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'9 x 5'11 (2.67m x 1.80m)
Radiator. Fitted wardrobe. Double glazed window to front aspect.

Shower Room/WC
Coloured suite comprising of shower enclosure. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with mature trees and shrubs providing seclusion. There is a pond and well stocked flower beds.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
16'6 x 8'0 (5.03m x 2.44m)
Up and over door.

EPC = D

COUNCIL TAX BAND = D

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.