



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£375,000



1 Exeter Close, Eastbourne, BN22 0LA

* £375,000 to £395,000 * Three bedroom detached family home offering comfortable and practical living, featuring gas central heating and double glazing throughout. The accommodation is complemented by a bright conservatory providing additional living space, while outside the property benefits from a driveway and attached garage, offering off-road parking and useful storage. Positioned towards the end of a cul-de-sac, the property is located just off Winchester Way in the highly desirable Willingdon area. The location is particularly popular for its well regarded school catchments, excellent local amenities and convenient transport links, making this an ideal choice for families and commuters alike.

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Eastbourne, BN22 0LA

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Main Features

- Spacious Detached Family Home Located In Willingdon
- 3 Bedrooms
- Lounge/Dining Room
- Double Glazed Conservatory
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Patio & Lawned Rear Garden
- Garage

Entrance

Steps to storm porch with front door leading to -

Hallway

Radiator. Understairs cupboard. Double storage cupboard.

Lounge/Dining Room

20'5 x 13'10 (6.22m x 4.22m)

Radiator. Log burner. Double glazed doors to -

Double Glazed Conservatory

uPVC & brick construction. Radiator. Double glazed windows & door to rear garden.

Fitted Kitchen

13'2 x 9'0 (4.01m x 2.74m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. inset gas hob. Extractor cooker hood. Double eye level electric oven. Boiler. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed windows to side & rear aspects. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing:

Airing cupboard. Loft access (not inspected).

Bedroom 1

13'7 x 11'4 (4.14m x 3.45m)

Radiator. Double glazed window to front aspect.

Bedroom 2

13'11 x 8'11 (4.24m x 2.72m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

7'11 x 6'4 (2.41m x 1.93m)

Radiator. Storage over the stairs. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, wall mounted shower and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and cupboard under. Chrome heated towel rail. Frosted double glazed window.

Outside

Rear Garden: Laid to patio with steps upto lawned area with fenced boundaries and pond.

Front Garden: Laid to lawn with stone area to extend the driveway, steps upto storm porch and gate to rear garden.

Parking

Garage with up & over door, power and door to garden.

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.