TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£325,000









2 St. Lawrence Way, Eastbourne, BN23 5QE

A well presented and CHAIN FREE 3 bedroom end of terrace house situated on the popular Sovereign Harbour North development. Being within easy walking distance of the harbours amenities, the house benefits from a garage and further allocated parking space. The accommodation comprises of ground floor cloakroom, lounge, separate dining room, fitted kitchen with integrated appliances and double glazed conservatory with vaulted ceiling. The first floor comprises of 3 bedrooms, the master having an en-suite shower room/WC and further family bathroom/WC. The enclosed rear garden provides access to the garage and parking. An internal inspection comes highly recommended.

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Freehold

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Main Features

- Well Presented & CHAIN FREE Three Bedroom End Of Terrace House
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen With Integrated Appliances
- Double Glazed Conservatory With Vaulted Ceiling
- Ground Floor Cloakroom
- Master Bedroom With En-Suite Shower Room/WC
- Further Family Bathroom/WC
- Enclosed Rear Garden
- Garage & Allocated Parking Space
- Within Easy Walking Distance Of Harbour Amenities

Entrance
Door to -

Hallway
Radiator. Tiled floor. Stairs to first floor.

Ground Floor Cloakroom
Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Tiled floor. Part tiled walls. Radiator. Frosted double glazed window.

Lounge
14'7 x 12'4 (4.45m x 3.76m)
Radiator. Coved ceiling. Television point. Double glazed window to front aspect. Door to -

Dining Room
10'2 x 8'0 (3.10m x 2.44m)
Radiator. Coved ceiling. Understairs cupboard. Opening to kitchen and conservatory.

Fitted Kitchen
10'4 x 7'0 (3.15m x 2.13m)
Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel splashback. Extractor cooker hood. Space for upright fridge/freezer. Integrated washing machine and dishwasher. Part tiled walls. Cupboard housing gas boiler. Part tiled walls. Tiled floor. Double glazed window to rear aspect.

Conservatory
12'2 x 7'7 (3.71m x 2.31m)
Electric heating. Double glazed windows, vaulted ceiling and double glazed patio doors to garden.

Stairs from Ground to First Floor Landing:
Coved ceiling. Airing cupboard housing hot water cylinder.

Bedroom 1
9'4 x 8'11 (2.84m x 2.72m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Vanity unit with wash hand basin, mixer tap and cupboard below. Tiled walls. Heated towel rail.

Bedroom 2
9'9 x 8'9 (2.97m x 2.67m)
Radiator. Coved ceiling. Built-in wardrobe with hanging rail. Loft access (not inspected). Double glazed window to front aspect.

Bedroom 3
6'6 x 6'4 (1.98m x 1.93m)
Radiator. Coved ceiling. Built-in cupboard. Double glazed window to front aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Tiled floor and walls. Chrome heated towel rail. Frosted double glazed window.

Outside
Rear Garden: The enclosed rear garden is laid to patio and shingle with raised and well stocked flower beds, there is gated rear access to allocated parking space and garage.

Front Garden: Laid to shingle with paved path to front door.

Parking
Garage with up & over door, light and power. Plus an allocated parking space.

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.