



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

## £365,000



## 10 Downside Close, Eastbourne, BN20 8EL

Set within a quiet cul-de-sac in the ever popular Old Town, this three bedroom town house enjoys an enviable position close to highly regarded school catchments, attractive parks, regular bus routes and a wide range of local amenities. The property benefits from a private driveway and an integral garage running the full length of the house, offering excellent storage or parking options. On the ground floor there is also a particularly generous WC, which could easily be transformed into a practical and stylish utility room. The first floor features a full width kitchen diner with direct access onto the lawned rear garden, ideal for family life and entertaining, alongside a front facing sitting room boasting elevated views across Old Town. The second floor offers three well proportioned bedrooms and a family bathroom. While the home would now benefit from some updating, it presents a fantastic opportunity to create an outstanding family home in a superb location, with far reaching views and huge potential whilst being sold CHAIN FREE.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

10 Downside Close,  
Eastbourne, BN20 8EL

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## Main Features

- CHAIN FREE Spacious Old Town Townhouse
- 3 Bedrooms
- Ground Floor Cloakroom/Utility Room
- First Floor Lounge
- First Floor Fitted Kitchen/Dining Room
- Bathroom/WC
- Double Glazing
- Lawned Rear Garden
- Driveway & Integral Garage
- Cul-De-Sac Location

### Entrance

Step to ground entrance door to -

### Hallway

Radiator. Understairs cupboard. Double glazed window and door to front aspect. Door to garage.

### Ground Floor Cloakroom/Utility Room

Low level WC. Wash hand basin. Plumbing and space for washing machine. Radiator. Extractor fan.

### Stairs from Ground to First Floor Landing:

### Fitted Kitchen/Dining Room

16'9 x 11'9 (5.11m x 3.58m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Boiler. Space for fridge/freezer. Double glazed window to rear aspect. Double glazed patio doors to rear aspect. Stairs to second floor. Door to -

### Lounge

16'5 x 16'2 (5.00m x 4.93m )

Radiator. Double glazed window to front aspect.

### Stairs from First to Second Floor Landing:

Cupboard. Loft access (not inspected).

### Bedroom 1

14'6 x 9'8 (4.42m x 2.95m )

Radiator. Built-in wardrobes. Double glazed window to rear aspect.

### Bedroom 2

11'9 x 7'10 (3.58m x 2.39m )

Radiator. Built-in wardrobes. Double glazed window to front aspect.

### Bedroom 3

8'0 x 7'4 (2.44m x 2.24m )

Radiator. Double glazed window to front aspect.

### Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Vanity unit with wash hand basin and cupboard below. Heated towel rail. Extractor fan. Frosted double glazed window.

### Outside

Rear Garden: Mainly laid to lawn with patio area, part walled and part fenced boundaries.

### Parking

Driveway leading to the integral garage that has an up & over door, power and light.

EPC = C

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.