



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£259,950



44 Larkspur Drive, Eastbourne, BN23 8BS

This end terraced two bedroom house is being sold with no onward chain, located in Langney. Featuring a garage en-bloc with direct garden access, this property boasts a large front plot with a well maintained lawn and an enclosed garden. Inside, you'll find a recently upgraded kitchen and shower room, a conservatory, and a welcoming porch. Situated in a quiet, pedestrianised section of Larkspur Drive, it is conveniently close to local schools and bus routes, making it an ideal home for families or professionals.

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Eastbourne, BN23 8BS

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Main Features

- End Of Terrace House
Situated In Langney
- 2 Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Double Glazed Conservatory
- Modern Shower Room/WC
- Double Glazing
- Secluded Patio Rear Garden
& Lawn Front/Side Garden
- Garage
- CHAIN FREE

Entrance Porch

Double glazed front door. Alarm panel. Door to -

Lounge

14'6 x 11'9 (4.42m x 3.58m)

Double glazed window to front. Understairs storage cupboard. Electric fireplace. Double glazed door to conservatory

Dining Area

9'10 x 8'4 (3.00m x 2.54m)

Double glazed door to conservatory. Opening to -

Fitted Kitchen

9'11 x 5'7 (3.02m x 1.70m)

Double glazed window to rear. Wall and base units. Work tops. Gas hob, extractor hood and gas oven. Hot air heated boiler. Space and plumbing for washing machine (can be included).

Double Glazed Conservatory

7'5 x 5'9 (2.26m x 1.75m)

UPVC construction, door to rear garden.

Stairs from Lounge to First Floor Landing:

Loft access (not inspected). Airing cupboard.

Bedroom 1

14'11 x 10'4 (4.55m x 3.15m)

Double glazed windows to front.

Bedroom 2

11'4 x 7'6 (3.45m x 2.29m)

Double glazed window to rear.

Modern Shower Room/WC

Double glazed window to rear. Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

Outside

Front Garden: Pathway to porch, side access to rear garden with gate, large lawned side and front garden with privacy from a hedge.

Rear Garden: Mainly laid to paved slaps, raised sleepers, door to garage, side access to front with gate and matured shrubbery.

Garage

17'0 x 8'1 (5.18m x 2.46m)

Single garage en-bloc with access via Briar Place. Up and over door. Door to garden.

Council Tax Band = B