



TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



1 Bathroom

£285,000



33 Priory Road, Eastbourne, BN23 7BD

A spacious and well proportioned three bedroom end terraced house situated in Langney. Benefits include a ground floor cloakroom, spacious lounge leading to the refitted kitchen/breakfast room that opens onto the rear garden that is mainly laid to patio. The first floor comprises of three bedrooms and a refitted shower room. To the front is off road parking. The house is conveniently situated for local schools and Langney Shopping Centre with the Marina development and town centre also being easily accessible.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Kitchen/Dining Room
- Shower Room/WC
- Patio Garden
- Car Hardstanding

Entrance

Entrance door to-

Entrance Hallway

Radiator. Door to cloakroom. Stairs to first floor. Frosted double glazed window.

Cloakroom

Low level WC.

Lounge

14'11 x 11'11 (4.55m x 3.63m)

Inset spotlights. Radiator. Coved ceiling. Double glazed window to front aspect. Doorway to-

Kitchen/Dining Room

17'8 x 7'11 (5.38m x 2.41m)

Fitted range of white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in electric hob with extractor cooker hood. Eye level oven. Integrated washing machine and dishwasher. Part tiled walls. Double glazed window. Patio doors to garden.

Stairs from Ground to First Floor Landing:

Radiator. Loft hatch (not inspected).

Bedroom 1

13'2 x 9'7 (4.01m x 2.92m)

Radiator. Coved ceiling. Inset spotlights. Double glazed window to front aspect.

Bedroom 2

9'9 x 9'7 (2.97m x 2.92m)

Radiator. Built in cupboard with hanging rail. Wood effect flooring. Double glazed window to rear aspect.

Bedroom 3

7'7 x 7'4 (2.31m x 2.24m)

Radiator. Built in cupboard housing gas boiler. Double glazed window to front aspect.

Shower Room/WC

Shower cubicle. Low level WC. Vanity unit with wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled flooring. Radiator.

Outside

The rear garden is laid to patio with a wooden shed and gated side access.

To the front there is a hardstanding.

EPC = C

Council Tax Band = B