Freehold





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

Entrance

Entrance door to-

· Semi Detached House

Entrance Hallway

· 3 Bedrooms

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

Cloakroom

Cloakroom

Cloakicom

Low level WC.

Lounge

Lounge

· Kitchen/Dining Room

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

Shower Room/WC

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

• Patio Garden

Kitchen/Dining Room

• Car Hardstanding

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

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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.