



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

Guide Price
£280,000 - £290,000



19 Hodcombe Close, Eastbourne, BN23 8JA

*** GUIDE PRICE £280,000 - £290,000 ***

A beautifully presented extended semi detached home that offers stylish and spacious accommodation in a highly sought after Langney location. The property benefits from a driveway and garage to the side and internally features two generous double bedrooms and a stunning, very modern bathroom complete with a separate shower. There is an impressive full width fitted kitchen, which flows seamlessly into a separate dining room - perfect for both everyday living and entertaining. To the rear, the garden is mainly laid to lawn with a patio seating area, providing an ideal space to relax while enjoying the open outlook backing onto a peaceful wildlife area. Situated in Langney, the property is perfectly positioned for excellent school catchments, a wide range of local amenities including Langney Shopping Centre and convenient transport links, making it an ideal choice for families and commuters alike.

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Main Features

- Extended Semi Detached House
- 2 Bedrooms
- Lounge
- Kitchen
- Dining Room
- Bathroom/WC
- Lawned Rear Garden
- Garage
- Driveway
- Close to Local Schools, Shops & Transport Links

Entrance

Double glazed front door to-

Hallway

Radiator. Understairs cupboard.

Lounge

14'2 x 9'11 (4.32m x 3.02m)
Radiator. Double glazed window to front aspect.

Kitchen

16'1 x 10'0 (4.90m x 3.05m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Inset gas hob with extractor over. Eye level double oven. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for fridge freezer. Part tiled walls. Double glazed window to rear aspect. Opening to-

Dining Room

9'3 x 8'10 (2.82m x 2.69m)
Electric radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Cupboard.

Bedroom 1

14'1 x 8'11 (4.29m x 2.72m)
Radiator. Fitted wardrobe. Storage cupboard over stairs. Two double glazed windows to front aspect.

Bedroom 2

13'3 x 7'10 (4.04m x 2.39m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and handheld shower attachment. Shower cubicle. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Extractor fan. Two frosted double glazed windows.

Outside

The front garden is laid to stone with a path to the front door and a storm porch. The rear garden is mainly laid to lawn with an area of patio and composite decking adjoining the house, there is access to the-

Garage

17'3 x 7'11 (5.26m x 2.41m)
Electric roller door. Storage within vaulted roof space. Light and power. Door to garden.

Parking

A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = C

EPC = 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.