



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £249,950



## 37 Kilpatrick Close, Eastbourne, BN23 8HN

**\*\*Offers in excess of £249,950\*\***

This well presented two bedroom terraced home is situated in the sought after Pennine Estate, renowned for its excellent school catchments and convenient access to local amenities. The property benefits from both front and rear gardens, providing welcoming outdoor spaces for relaxation or entertaining. A private garage and allocated parking offer added convenience, while the property itself has been maintained in good condition throughout. Inside, the accommodation begins with a useful porch leading into a spacious open plan sitting room, ideal for modern family living. The kitchen/breakfast room is bright and well equipped, offering direct access to the rear garden. Upstairs, there are two comfortable bedrooms and a new stylish, contemporary bathroom. Combining comfort, practicality and a desirable location, this lovely home is perfect for first time buyers, downsizers or investors alike.

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## Main Features

- Well Presented Terraced House Situated In The Sought After Pennine Estate
- 2 Bedrooms
- Open Plan Sitting Room
- Fitted Kitchen/Breakfast Room
- New Modern Bathroom/WC
- Patio Rear Garden
- Double Glazing
- Gas Central Heating
- Garage & Allocated Parking Space

## Entrance

Double glazed door to -

## Porch

Radiator. Inner door to -

## Sitting Room

14'11 x 12'1 (4.55m x 3.68m )

Radiator. Carpet. Double glazed window top front aspect. Stairs to first floor landing. Door to -

## Fitted Kitchen/Breakfast Room

12'0 x 8'1 (3.66m x 2.46m )

Range of units comprising bowl and a half single drainer with mixer tap and surrounding worksurfaces , part tiled walls and cupboards and drawers under. Inset 4 ring gas hob and electric oven under. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Wall mounted gas boiler. Tiled floor. Radiator. Double glazed window to rear aspect. Door to rear garden.

## Stairs from Ground to First Floor Landing:

## Bedroom 1

12'2 x 8'6 (3.71m x 2.59m )

Radiator. Carpet. Double glazed window to front aspect.

## Bedroom 2

11'11 x 8'3 (3.63m x 2.51m)

Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect.

## New Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part panelled walls.

## Outside

The rear garden is laid to patio with fenced boundaries and gated rear access.

## Parking

There is a garage en-bloc with up & over door and further parking space (No. 37) adjacent to the house.

EPC = C

Council Tax Band = B