



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

Offers In The Region Of: £300,000



16 Salvador Close, Eastbourne, BN23 5TB

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An exceptional opportunity to acquire this beautifully presented three bedroom semi detached mews style home, offered to the market with no onward chain and enviably positioned just moments from the beach, highly regarded schools and an excellent selection of shops, cafés and restaurants. Designed with modern living in mind, the property offers deceptively spacious and versatile accommodation throughout. At its heart is a stunning kitchen/dining room, beautifully appointed with a contemporary peninsula unit and opening directly onto a low maintenance rear garden perfect for al fresco dining, entertaining or simply unwinding. Complementing the ground floor is a stylish shower room, while the elegant first floor lounge provides a wonderful space to relax. Three well proportioned bedrooms are served by a modern family bathroom, ensuring comfort and practicality for everyday life. Further enhancing the appeal are the invaluable benefits of a gated car port and additional off road parking. Occupying a highly desirable location, this superb home combines generous living space with an enviable coastal lifestyle. Whether you're searching for a stylish family home, a lock up and leave by the sea or a smart investment, this impressive property offers the perfect balance of comfort, convenience and contemporary living.



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Main Features	Entrance Front door to -
• Three Bedroom Semi Detached Mews Style Home	Hallway Radiator. Cupboard. Understairs cupboard.
• Modern Ground Floor Shower Room/WC	Ground Floor Bedroom 3 10'8 x 6'2 (3.25m x 1.88m) Radiator. Double glazed window to front aspect.
• Stunning Kitchen/Dining Room With Peninsula Unit	Ground Floor Shower Room/WC Suite comprising large shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit. Radiator. Extractor fan.
• Elegant First Floor Lounge	Fitted Kitchen/Dining Room 17'2 x 11'5 (5.23m x 3.48m) Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Tiled splashbacks. Extractor cooker hood. Plumbing and space for appliances. Radiator. Double glazed window and double glazed French doors to rear garden.
• Contemporary Family Bathroom/WC	Stairs from Ground to First Floor Landing: Loft access (not inspected).
• Low Maintenance Rear Garden	First Floor Lounge 17'4 x 11'1 (5.28m x 3.38m) 2 Radiators. 2 Double glazed windows.
• Gated Car Port & Additional Off Road Parking	Bedroom 1 15'5 x 8'10 (4.70m x 2.69m) Radiator. Double glazed window.
• Ideal Family Home, Holiday Home Or Investment	Bedroom 2 11'8 x 8'1 (3.56m x 2.46m) Radiator. Double glazed window.
• Close To Highly Regarded Schools	Bathroom/WC Suite comprising panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Shaver point. Extractor fan.
• CHAIN FREE	Outside Area of patio, artificial grass and shingle with plants & shrubs.
	Parking 15'8 x 10'6 (4.78m x 3.20m) Gated car port and off road parking.
	EPC = C
	Council Tax Band = D