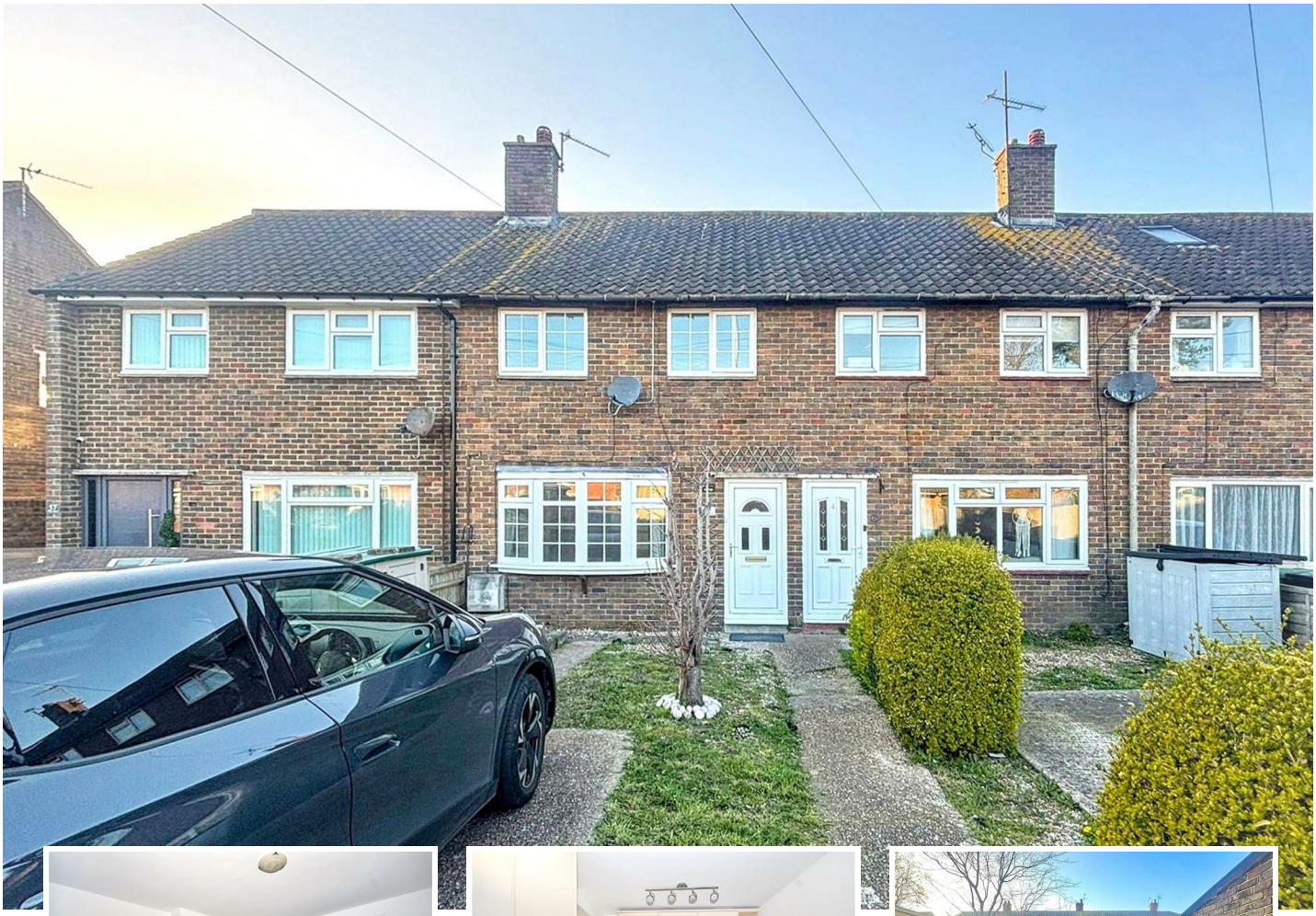
TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£250,000



59 Priory Road, Eastbourne, BN23 7BE

A well presented and CHAIN FREE three bedroom terraced house with a driveway that provides off road parking. Located in Langney conveniently situated for local schools, Langney Shopping Centre and the Crumbles retail park the house offers well proportioned accommodation. Benefits include a refitted kitchen/breakfast room, a bow windowed lounge, three bedrooms, a fitted bathroom, double glazing and gas central heating. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance
Radiator. Stairs to first floor.

Lounge
14'6 x 11'11 (4.42m x 3.63m)
Radiator. Recessed fireplaced with tiled hearth. Understairs cupboard. Double glazed bow window window to front aspect.

Kitchen/Breakfast Room
14'11 x 8'1 (4.55m x 2.46m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with double electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Built in cupboard. Loft access (not inspected - we have been advised by the vendor the loft is boarded, with power and LED lighting).

Bedroom 1
11'8 x 8'1 (3.56m x 2.46m)
Radiator. Built in cupboard with hanging rail. Fitted wardrobe with sliding doors. Double glazed window to rear aspect.

Bedroom 2
9'4 x 8'5 (2.84m x 2.57m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 3
6'5 x 6'0 (1.96m x 1.83m)
Radiator. Coved ceiling. Built in cupboard. Double glazed window to front aspect.

Bathroom/WC
White suite with panelled bath and mixer tap and wall mounted shower over. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Extractor fan. Frosted double glazed window.

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

Parking
A driveway at the front of the property provides off road parking for one vehicle.

COUNCIL TAX BAND = B

EPC = C

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.