TOWN PROPERTY

01323 412200

Freehold

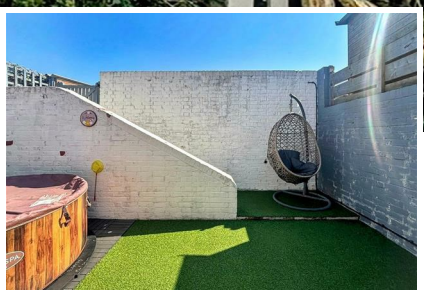
4 Bedroom | 1 Reception | 1 Bathroom

£299,950









17 Barming Close, Eastbourne, BN23 7JN

A beautifully presented four bedroom end of terrace house that provides spacious and well proportioned accommodation. Having undergone much improvement the house benefits from a wonderful refitted kitchen with integrated appliances, conservatory, ground floor cloakroom and spacious lounge. The first floor comprises of four bedrooms and a refitted bathroom. The rear garden is laid to decking and artificial lawn and there is a further lawned garden to the side. Situated in Langney the house is withing comfortable walking distance of Langney Shopping Centre.

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Main Features

- End of Terrace House
- 4 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Conservatory
- Bathroom/WC
- Artificial Lawn & Decked Rear Garden

Entrance
Front door to-

Entrance Porch
Two double glazed windows. Inner door to-

Hallway
Radiator. Wood effect flooring. Stairs to first floor. Coved ceiling.

Lounge
15'6 x 11'10 (4.72m x 3.61m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Tiled walls. Frosted double glazed window.

Fitted Kitchen/Breakfast Room
17'10 x 9'8 (5.44m x 2.95m)
Wonderful range of fitted wall and base units, surrounding marble worktop with inset sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated dishwasher and wine cooler. Breakfast bar. Contemporary style radiator. Wood effect flooring. Door to-

Conservatory
12'7 x 5'11 (3.84m x 1.80m)
Wood effect flooring. Space for American style fridge freezer. Space and plumbing for washing machine. Double glazed windows. Double glazed sliding doors to garden.

Stairs from Ground to First Floor Landing:
Loft access (not inspected).

Bedroom 1
12'9 x 11'0 (3.89m x 3.35m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
11'0 x 9'10 (3.35m x 3.00m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 3
9'7 x 6'8 (2.92m x 2.03m)
Radiator. Built in cupboard. Double glazed window to rear aspect.

Bedroom 4
7'0 x 6'7 (2.13m x 2.01m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Modern Bathroom/WC
White suite comprising of panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin and mixer tap. Tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to artificial lawn and decking with steps to parking and gated side access to a further lawned garden arranged to the side.

COUNCIL TAX BAND = B

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.