TOWN PROPERTY

01323 412200

Freehold

Offers in excess of £250,000

3 Bedroom | 2 Reception | 1 Bathroom









59 The Rising, Eastbourne, BN23 7TL

A well presented 3 bedroom end of terrace house with lawned front and rear gardens and a garage to the rear. Enviably situated in Langney within convenient walking distance of local schools and Langney Shopping Centre the house benefits from a fitted kitchen, lounge, a separate dining room that has double glazed patio doors to the rear garden, a refitted shower room and separate cloakroom. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

www.town-property.com info@town-property.com

Freehold

59 The Rising, Eastbourne, BN23 7TL

Offers in excess of £250,000

Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge
- Dining Room
- Shower Room
- Cloakroom
- Lawned Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
16'1 x 11'0 (4.90m x 3.35m)
Radiator. Double glazed window to front aspect. Door to-

Dining Room
10'8 x 8'1 (3.25m x 2.46m)
Wood effect flooring. Radiator. Double glazed patio doors to garden. Opening to-

Kitchen
10'10 x 8'8 (3.30m x 2.64m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset electric hob with electric oven under and extractor over. Space and plumbing for washing machine. Integrated fridge & freezer. Part tiled walls. Double glazed window.

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

Bedroom 1
13'10 x 10'2 (4.22m x 3.10m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2
10'10 x 8'9 (3.30m x 2.67m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
10'2 x 7'0 (3.10m x 2.13m)
Radiator. Double glazed window to front aspect.

Shower Room
Shower cubicle. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window.

Cloakroom
Low level WC. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio and hardstanding. There is gated rear access that leads to the-

Garage
Up and over door.

EPC = D

Council Tax Band = 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.