



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£235,000-£245,000



80 Sorrel Close, Eastbourne, BN23 8DT

****GUIDE PRICE £235,000 - £245,000****

Tucked away at the end of a peaceful cul-de-sac, this property is an ideal blend of modern living and comfort. This two bedroom semi detached home is perfect for first time buyers, small families or downsizers seeking a ready to move into property in a desirable location. The ground floor features a stylish modern kitchen with contemporary fittings and ample storage, alongside a bright and spacious living/dining area. French doors open directly onto the patio and rear garden, creating a perfect space for entertaining or relaxing. Upstairs, there are two generous double bedrooms and a well appointed family bathroom. Additional storage is provided by a loft space with ladder access. Outside, the property benefits from a private driveway, a low maintenance garden and its peaceful end of cul-de-sac position ensures minimal passing traffic and a real sense of privacy.

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Main Features

- Semi Detached House
- Two Double Bedrooms
- Lounge/Dining Area
- Kitchen
- Bathroom/WC
- Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

Entrance

UPVC front door to-

Hallway

Radiator. Stairs to first floor.

Lounge/Dining Area

15'4 x 11'5 (4.67m x 3.48m)

Carpet. Radiator. Understairs cupboard. Double glazed window. Double glazed double doors to garden.

Kitchen

9'4 x 6'9 (2.84m x 2.06m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring induction hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Serving hatch. Vinyl flooring. Part tiled walls. Double glazed window.

Stairs from Ground to First Floor Landing

Carpet. Radiator. Airing cupboard. Access to loft (not inspected).

Bedroom 1

11'6 x 8'8 (3.51m x 2.64m)

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 2

11'8 x 7'9 (3.56m x 2.36m)

Carpet. Radiator. Double glazed window to front aspect.

Bathroom/WC

Panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Vinyl flooring. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is laid to patio with gated side access.

COUNCIL TAX BAND = B

EPC = C