Freehold

Guide Price
£400,000 - £420,000

21 Schofield Way, Eastbourne, BN23 6HQ








4 Bedroom | 2 Reception | 2 Bathroom

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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.

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*** GUIDE PRICE £400,000 - £420,000 ***
An extremely well presented and spacious four bedroom link detached house. Enviably situated in Langney Point within yards of the Seafront and easy walking distance of local shops the house occupies a wonderful plot with lawned gardens to the rear and side. The house benefits from a ground floor cloakroom, spacious lounge, separate dining room with French doors to the rear garden and a refitted kitchen with integrated appliances. The first floor has four bedrooms, the master having an En suite shower room and a further family shower room. The rear garden is mainly laid to lawn with areas of decking and access to the garage with its up and over door. An internal inspection comes highly recommended.

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Main Features

- Link Detached House
- 4 Bedrooms
- Ground Floor Cloakroom
- Lounge & Dining Room
- Kitchen
- En Suite Shower Room/WC
- Family Shower Room/WC
- Landscaped Rear & Side Gardens
- Driveway & Garage

Entrance
Double glazed front door to-

Lobby
Radiator. Coved ceiling. Door to lounge. Door to-

Ground Floor Cloakroom
Refitted white suite comprising of low level WC and wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window.

Lounge
18'0 x 15'9 (5.49m x 4.80m)
Radiator. Coved ceiling. Feature fireplace with marble surround and hearth. Tv point. Stairs to the first floor. Understairs cupboard. Double glazed window to front aspect. Doors to-

Dining Room
13'10 x 8'3 (4.22m x 2.51m)
Radiator. Wood effect flooring. Coved ceiling. Double glazed window to side aspect. Double glazed doors to garden.

Kitchen
13'11 x 9'1 (4.24m x 2.77m)
Fitted range of wall and base units, surrounding worktop with inset sink unit with drainer and mixer tap. Neff electric hob and oven with extractor over and coloured glass splashback. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Breakfast bar. Radiator. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing
Radiator. Built in cupboard with hanging rail. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
10'6 x 10''6 (3.20m x 3.05m'1.83m)
Radiator. Wood effect flooring. Coved ceiling. Door to-

En Suite Shower Room/WC
Refitted white suite comprising of shower cubicle with waterfall showerhead. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan. Frosted double glazed window.

Bedroom 2
10'5 x 9'1 (3.18m x 2.77m)
Radiator. Coved ceiling. Wood effect flooring. Double glazed window to rear aspect.

Bedroom 3
9'4 x 7'0 (2.84m x 2.13m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 4
8'9 x 7'0 (2.67m x 2.13m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Modern Luxury Shower Room/WC
Fitted white suite comprising of walk in shower cubicle with waterfall showerhead and further shower attachment. Low level WC. Wash hand basin with mixer tap. Radiator. Recessed storage shelves. Inset spotlights. Frosted double glazed window.

Outside
The wonderful gardens are arranged to the rear and side. The rear garden is mainly laid to lawn with a sizeable area of decking adjoining the house. There are mature trees, shrubs and raised flowers beds and borders. There is gated side access and access to the-

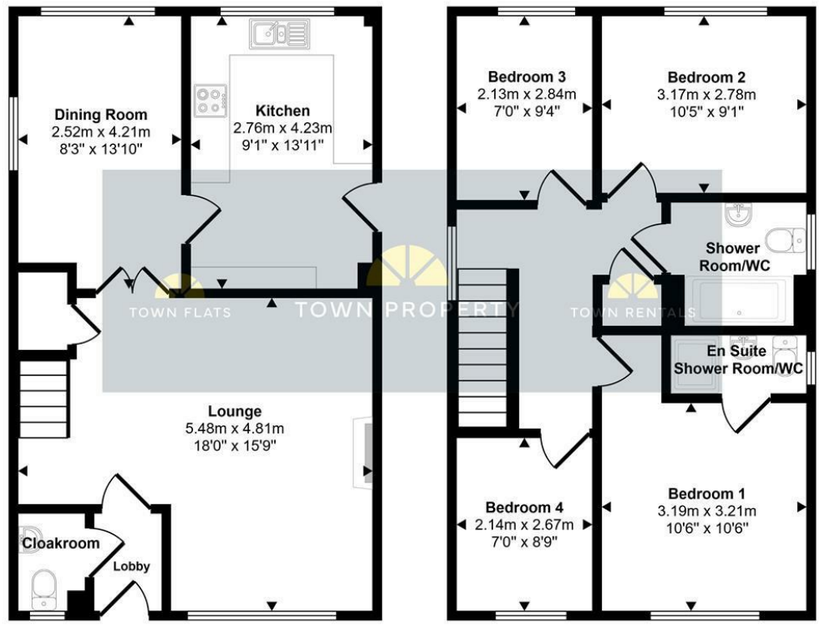
Garage
Up and over door. Light and power.

Parking
A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = E

EPC = C

Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft

First Floor
Approx 51 sq m / 545 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.