



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£355,000



55 Pentland Close, Eastbourne, BN23 8AW

An extremely well presented 3 bedroom detached house located on the Pennine Estate in Langney. Providing well proportioned accommodation the house benefits from a double aspect lounge, luxury refitted kitchen and ground floor cloakroom. The first floor comprises of 3 bedrooms and a refitted bathroom/WC. Outside the house has lawned gardens to the rear and a garage & driveway to the front. Langney shopping centre, St Catherine's School and the harbour development are all close by and an internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented Link Detached House On The Pennine Estate
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Luxury Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Lawned & Patio Rear Garden
- Driveway
- Garage

Entrance

Door to -

Entrance Lobby

Coved ceiling. Dado rail. Wood effect flooring.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Double Aspect Lounge/Dining Room

18'3 x 14'2 (5.56m x 4.32m)

Dado rail. Inset spotlights. Understairs cupboard. Lead light double glazed window. Archway to -

Dining Area

10'0 x 9'5 (3.05m x 2.87m)

Radiator. Coved ceiling. Wood effect flooring. Double glazed patio doors to rear garden.

Fitted Kitchen

9'9 x 7'10 (2.97m x 2.39m)

Modern range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven with extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Inset spotlights. Radiator. Lead light window. Door to garden.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Airing cupboard housing hot water cylinder. Radiator. Double glazed window.

Bedroom 1

13'3 x 11'4 (4.04m x 3.45m)

Radiator. Built-in wardrobe. Wood effect flooring. Lead light double glazed window to front aspect.

Bedroom 2

10'8 x 8'7 (3.25m x 2.62m)

Radiator. Built-in wardrobe. Wood effect flooring. Lead light double glazed window to rear aspect.

Bedroom 3

7'9 x 7'8 (2.36m x 2.34m)

Radiator. Wood effect flooring. Lead light double glazed window to front aspect.

Modern Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Shaver point. Frosted double glazed window.

Outside

The rear laid to lawn and patio with raised flower beds, gated side access, an oversight light and tap. There is also access to the garage.

Parking

There is off road parking which leads to the garage with up & over door.

Council Tax Band = C

EPC = C

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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.