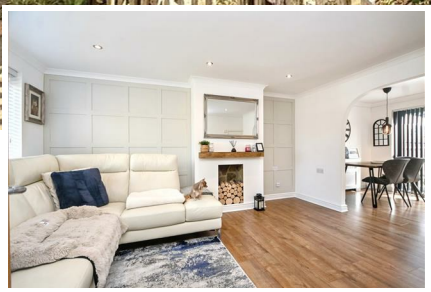
TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£280,000



46 Saxby Close, Eastbourne, BN23 7BH

An extremely well presented three bedroom terraced house that is within easy walking distance of St Catherines College and Langney Shopping Centre. Providing light and airy accommodation the house benefits from a refitted kitchen/breakfast room, shower room, spacious lounge, double glazing, gas central heating and new flooring. The rear garden is laid to patio with an outbuilding that has light and power. The close provides residents parking facilities on a first come first served basis. An internal inspection comes very highly recommended.

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Freehold

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Shower Room/WC
- Patio Rear Garden
- Outbuilding with Light & Power
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools, Shops and Transport Links

Entrance
Double glazed door to-

Hallway
Wood effect flooring. Stairs to first floor.

Lounge
14'11 x 11'9 (4.55m x 3.58m)
Wood effect flooring. Feature fireplace with floating rustic mantel. Inset spotlights. Double glazed window to front aspect. Archway to-

Kitchen/Dining Room
15'7 x 8'0 (4.75m x 2.44m)
Fitted range of white wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker and upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Wood effect flooring. Radiator. Wall mounted gas boiler. Double glazed window to rear aspect. Double glazed sliding door to garden.

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

Bedroom 1
11'7 x 8'9 (3.53m x 2.67m)
Radiator. Wood effect flooring. Built in wardrobe with mirrored sliding door. Airing cupboard housing hot water cylinder. Double glazed window to rear aspect.

Bedroom 2
9'3 x 8'1 (2.82m x 2.46m)
Radiator. Wood effect flooring. Double glazed window to front aspect.

Bedroom 3
6'5 x 6'1 (1.96m x 1.85m)
Radiator. Built in cupboard with hanging rail. Double glazed window to front aspect.

Shower Room/WC
White suite comprising of shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Fully tiled walls. Frosted double glazed window.

Outside
The rear garden is laid to patio with an area of decking and an outbuilding with light and power. To the front the gardens are laid to lawn.

COUNCIL TAX BAND = B

EPC = 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.