TOWN PROPERTY

01323 412200

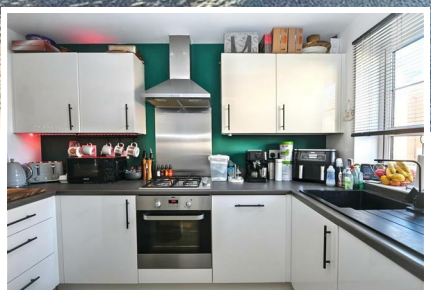
Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£270,000 - £280,000









6 Campbell Drive, Eastbourne, BN22 0AR

*** GUIDE PRICE £270,000 - £280,000 ***
A beautifully presented two-bedroom semi detached home, perfectly suited to first time buyers, downsizers or investors alike. This attractive property offers well proportioned accommodation throughout. The ground floor features a welcoming entrance hallway leading to a bright and spacious living room, complete with french doors opening directly onto the patio and lawned rear garden ideal for entertaining or enjoying summer evenings. The modern kitchen is thoughtfully arranged with an open plan feel to the hallway and a convenient downstairs cloakroom completes the ground floor. Upstairs, the property boasts two generous double bedrooms, including a master bedroom with its own En-Suite shower room. A separate family bathroom serves the second bedroom. Externally, the home benefits from a private driveway to the side, providing off road parking for two vehicles and a well maintained rear garden with both patio and lawn areas. Situated in a sought after residential area, this home combines comfort, practicality and convenience. Early viewing is highly recommended.

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Freehold

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Main Features

- Semi Detached House
- 2 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawn & Patio Rear Garden
- Driveway

Entrance
Double glazed front door to-

Hallway
Radiator. Cupboard housing combi boiler with space for tumble dryer.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.

Kitchen
9'9 x 6'0 (2.97m x 1.83m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Integrated dishwasher and washing machine. Double glazed window to front aspect.

Lounge
18'6 x 12'8 (5.64m x 3.86m)
Radiator. Double glazed patio doors to garden.

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

Bedroom 1
12'9 x 8'2 (3.89m x 2.49m)
Radiator. Cupboard over stairs. Two double glazed windows to rear aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

Bedroom 2
12'8 x 7'11 (3.86m x 2.41m)
Radiator. Two double glazed windows to front aspect.

Bathroom/WC
Panelled bath with mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with sleeper borders and a gate for access to the-

Driveway
A tandem driveway provides off road parking for two vehicles.

AGENTS NOTE:
There is an annual estate charge of approximately £175 per annum.

COUNCIL TAX BAND = C

EPC = B

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.