TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price £270,000 - £280,000



23 Brampton Road, Eastbourne, BN22 9BN

*** GUIDE PRICE £270,000 - £280,000 ***
A beautifully maintained and immaculately presented three bedroom semi detached house, offered to the market CHAIN FREE and ideally situated within easy walking distance of Hampden Park's mainline railway station, local shops, cafés and a range of everyday amenities. The property offers well proportioned accommodation comprising of a lounge, impressive kitchen/diner and family bathroom, together with three bedrooms. The property has been exceptionally well cared for by the current owners and is presented in excellent condition throughout, allowing the new owner to move straight in and enjoy. Externally, the property benefits from off road parking to the front, while to the rear is a particularly impressive private garden extending to in excess of 100 feet, providing an excellent outdoor space with plenty of scope for entertaining, gardening and family enjoyment. An excellent opportunity for first time buyers, families or those looking for a well presented home in a convenient and well connected location. Early viewing is highly recommended to appreciate the quality, space and exceptional garden this property has to offer.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom/WC
- Lawned Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links
- CHAIN FREE

Entrance
Double glazed door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard. Double glazed window to front aspect.

Lounge
13'3 x 10'0 (4.04m x 3.05m)
Radiator. Feature fireplace. Double glazed box bay window to front aspect.

Kitchen/Dining Room
15'9 x 11'2 (4.80m x 3.40m)
Fitted range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under. Space and plumbing for washing machine. Wall mounted boiler. Radiator. Double glazed window and box bay window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
11'4 x 10'0 (3.45m x 3.05m)
Radiator. Double glazed window to front asect.

Bedroom 2
11'5 x 10'4 (3.48m x 3.15m)
Radiator. Cupboard. Double glazed window to rear aspect.

Bedroom 3
6'6 x 5'4 (1.98m x 1.63m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Two frosted double glazed windows.

Outside
The rear garden is mainly laid to lawn with an area of patio and mature trees and shrubs.

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

COUNCIL TAX BAND = C

EPC = E

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.