



3 Bedroom



1 Reception



2 Bathroom

Freehold

£320,000



## 84 Weavers Close, Eastbourne, BN21 2BH

Located on the borders of Rodmill and Upperton this well proportioned house forms part of this popular development built by Boris Homes. An end terraced property the house comprises of a ground floor cloakroom, lounge/dining room with recessed kitchen with integrated appliances, three bedrooms, the master having an en-suite shower room, and further modern bathroom. The gardens to the rear are mainly laid to lawn and there are two allocated parking spaces. Local shops can be found nearby and the area is on a bus route. An internal inspection comes highly recommended.



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## Main Features

- End Terraced House
- 3 Bedrooms
- Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- En-Suite Shower Room/WC
- Further Modern Bathroom/WC
- Lawned Garden
- 2 Allocated Parking Spaces

### Entrance

Private entrance door to-

### Entrance Hallway

Tiled flooring. Radiator. Door to cloakroom. Stairs to first floor.

### Cloakroom

Low level WC with concealed cistern. Pedestal wash hand basin. Tiled flooring. Radiator. Frosted double glazed window.

### Double Aspect Lounge

16'7 x 15'1 (5.05m x 4.60m)

TV point. Understairs cupboard. Radiator. Double glazed window to side aspect. Doors to the gardens.

### Fitted Kitchen

9'9 x 7'9 (2.97m x 2.36m)

Fitted range of wall and base units. Worktop with inset single drainer one and a half bowl sink unit with mixer tap. Integrated fridge freezer, washing machine and dishwasher. Built in gas hob with glass splashback and extractor cooker hood. Eye level electric oven. Tiled flooring. Cupboard housing gas boiler. Inset spotlights. Double glazed window to front aspect.

### Stairs from Ground to First Floor Landing:

Loft hatch (not inspected).

### Bedroom 1

10'2 x 8'10 (3.10m x 2.69m)

Radiator. Built in double wardrobe. Tv point. Phone point. Double glazed window to front aspect. Door to-

### En-Suite Shower Room/WC

Shower cubicle. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Tiled flooring. Part tiled walls. Radiator. Extractor fan. Inset spotlights.

### Bedroom 2

10'4 x 8'9 (3.15m x 2.67m)

TV point. Radiator. Phone point. Double glazed window to rear aspect.

### Bedroom 3

10'4 x 6'4 (3.15m x 1.93m)

Radiator. TV point. Phone point. Double glazed window to rear aspect.

### Modern Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Tiled flooring. Inset spotlights. Radiator. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with an area of hardstanding. There is gated rear access leading to two allocated parking spaces.

### Agents Note:

Estate Service Charge: Approximately £350 to be paid annually, every September.

### Council Tax Band = D

### EPC = B

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