

Freehold

17 Castle Bolton, Eastbourne, BN23 8NU

£479,950







Approx Gross Internal Area
117 sq m / 1257 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft

First Floor
Approx 59 sq m / 633 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and are not included in the price. Please note that the actual house may vary slightly from the floor plan. Measurements are taken to the internal face of walls and doors.

4 Bedroom

3 Reception

2 Bathroom

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.



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Having recently become vacant, this substantial detached house is arranged with versatile accommodation ideally suited for families. Having four/five bedrooms and two/three receptions, there is a fitted kitchen/breakfast room with an adjoining utility room and the galleried first floor landing gives access to the bedrooms, the master of which has an en suite shower room/wc. Further benefits include a cloakroom and a family bathroom/wc with a driveway and detached double garage arranged directly opposite the house. Double glazing and gas fired central heating extend throughout but some modernisation and redecoration is required. To the rear is a secluded garden laid to lawn and decking. Being sold CHAIN FREE. Langney shopping centre and Stone Cross Village amenities are both close by whilst Eastbourne's exciting marina development is approximately one and a half miles distant.

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Main Features	Entrance Covered entrance with frosted double glazed door to-	Master Bedroom 12'2 x 10'2 (3.71m x 3.10m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
• Detached House	Entrance Hallway Radiator. Understairs cupboard. Wood laminate flooring.	En-Suite Shower Room/WC Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.
• 4 Bedrooms	Cloakroom Low level WC. Wall mounted wash hand basin. Wood laminate flooring. Part tiled walls. Frosted double glazed window.	Bedroom 2 11'3 x 10'1 (3.43m x 3.07m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
• Cloakroom	Study 8'11 x 8'3 (2.72m x 2.51m) Radiator. Double glazed window to front aspect.	Bedroom 3 10'9 x 8'4 (3.28m x 2.54m) Radiator. Carpet. Double glazed window to rear aspect.
• Study	Sitting Room 13'11 x 10'11 (4.24m x 3.33m) Radiator. Fireplace with gas point. Carpet. Double glazed window to front aspect.	Bedroom 4 9'4 x 8'4 (2.84m x 2.54m) Radiator. Carpet. Double glazed window to front aspect.
• Sitting Room	Dining Room 10'11 x 10'0 (3.33m x 3.05m) Radiator. Carpet. Double glazed patio doors to rear aspect.	Bathroom/WC Panelled bath with mixer tap, shower attachment and shower screen. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.
• Dining Room	Kitchen/Breakfast Room 14'3 x 8'3 (4.34m x 2.51m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four gas hob and electric oven under. Integrated fridge and freezer. Space and plumbing for dishwasher. Range of wall mounted units. Tiled flooring. Radiator. Double glazed window to rear aspect. Archway to-	Outside There are lawned front gardens and gated side access.
• Kitchen/Breakfast Room & Utility Room	Utility Room 6'4 x 5'9 (1.93m x 1.75m) Single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards under. Space and plumbing for washing machine, tumble dryer and freezer. Wall mounted gas boiler. Radiator. Tiled flooring. Double glazed door to side aspect.	The rear garden is laid to lawn and decking and provides good seclusion.
• En-Suite Shower Room/WC to Master Bedroom & Further Bathroom/WC	Stairs from Ground to Galleried First Floor Landin Radiator. Airing cupboard. Access to loft with ladder (not inspected). Double glazed window to front aspect.	Detached Double Garage 17'34 x 16'38 (5.18m x 4.88m) Twin up and over door. Electric power and light. Overhead storage. Door to side.
• Lawned Rear Gardens		Parking There is a double width driveway to the front of the double garage.
• Double Detached Garage & Driveway		EPC = D
		Council Tax Band = F