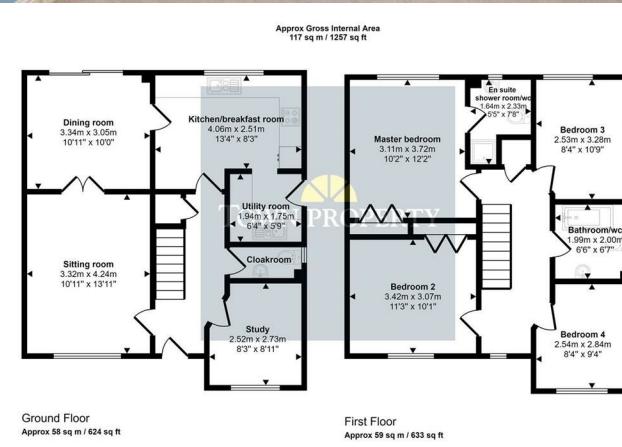


17 Castle Bolton, Eastbourne, BN23 8NU

Freehold

£479,950



4 Bedroom



3 Reception



2 Bathroom



TOWN PROPERTY



www.town-property.com



info@town-property.com

01323 412200

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.

TOWN PROPERTY

f x

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Freehold

£479,950

4 Bedroom 3 Reception 2 Bathroom


17 Castle Bolton, Eastbourne, BN23 8NU

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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17 Castle Bolton, Eastbourne, BN23 8NU

£479,950

Main Features

• Detached House

• 4 Bedrooms

• Cloakroom

• Study

• Sitting Room

• Dining Room

• Kitchen/Breakfast Room &

Utility Room

• En-Suite Shower Room/WC

to Master Bedroom & Further
Bathroom/WC

• Lawned Rear Gardens

• Double Detached Garage &
Driveway**Entrance**

Covered entrance with frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Wood laminate flooring.

CloakroomLow level WC. Wall mounted wash hand basin. Wood laminate flooring.
Part tiled walls. Frosted double glazed window.**Study**

8'11 x 8'3 (2.72m x 2.51m)

Radiator. Double glazed window to front aspect.

Sitting Room

13'11 x 10'11 (4.24m x 3.33m)

Radiator. Fireplace with gas point. Carpet. Double glazed window to front aspect.

Dining Room

10'11 x 10'0 (3.33m x 3.05m)

Radiator. Carpet. Double glazed patio doors to rear aspect.

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-

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.

Stairs from Ground to Galleried First Floor LandinRadiator. Airing cupboard. Access to loft with ladder (not inspected).
Double glazed window to front aspect.**Master Bedroom**

12'2 x 10'2 (3.71m x 3.10m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

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.

Bedroom 2

11'3 x 10'1 (3.43m x 3.07m)

Radiator. Built in wardrobe. Carpet. 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.

Bedroom 4

9'4 x 8'4 (2.84m x 2.54m)

Radiator. Carpet. Double glazed window to front 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.

Outside

There are lawned front gardens and gated side access.

The rear garden is laid to lawn and decking and provides good seclusion.

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.

Parking

There is a double width driveway to the front of the double garage.

EPC = D

Council Tax Band = F