

27 Cabot Close, Eastbourne, BN23 6RT

Freehold

£350,000



 3 Bedroom

 1 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

Freehold

£350,000

 3 Bedroom  1 Reception  2 Bathroom



27 Cabot Close, Eastbourne, BN23 6RT

Located on the McLeans built 'Columbus Point' development on the borders of Langney Point and the exciting marina, this end terraced townhouse has three double bedrooms and a first floor sitting room with Juliette balcony. Benefits include a fitted kitchen/dining room and family bathroom/wc whilst the property is also complimented further by a ground floor cloakroom and en suite facilities to the master bedroom. The entrance hallway provides direct access to the landscaped rear garden which boasts further gated side entry. A block paved driveway to the front provides off street parking and this leads to the integral garage. The stunning beachfront, cafes and restaurants within the marina and local schools are all within walking distance whilst Eastbourne town centre is approximately two miles distant.

 www.town-property.com

 info@town-property.com



27 Cabot Close, Eastbourne, BN23 6RT

£350,000

Main Features

- End Terraced Townhouse
- 3 Double Bedrooms
- Cloakroom
- Study/Bedroom 3
- Sitting Room with Juliette Balcony
- Kitchen/Dining Room
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Landscaped Rear Garden
- Integral Garage & Driveway

Entrance
Covered entrance with meter cupboard and frosted door to-

Entrance Hallway
Radiator. Airing cupboard. Understairs cupboard with space and plumbing for WC. Tiled flooring. Double glazed door to rear garden and door to integral garage.

Cloakroom
Low level WC. Wall mounted wash hand basin. Radiator. Tiled flooring.

Study/Bedroom 3
Radiator. Carpet. Double glazed window to rear aspect. Double glazed door to rear garden.

Staircase from Ground to First Floor

Sitting Room
Radiator. Carpet. Double glazed window to front aspect. Double glazed double doors to Juliette balcony.

Kitchen/Dining Room
Range of units comprising of bowl and a half ceramic sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Inset four ring gas hob and eye level double oven. Space and plumbing for dishwasher and refrigerator. Range of wall mounted units and extractor. Concealed wall mounted gas boiler. Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

Stairs from First to Second Floor Landing:
Radiator. Access to loft with ladder (not inspected).

Master Bedroom
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with sea view.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Outside

The landscaped rear garden is arranged to patio and shingle coverings with mature and well stocked borders. A shed is also included and gated side access.

Parking

There is a block paved driveway with off street parking.

Integral Garage

Up and over door. Electric power. Light. Space for freezer and tumble dryer.

Council Tax Band = D

EPC = C