



TOWN PROPERTY



01323 412200

Freehold

2 Castle Bolton, Eastbourne, BN23 8NU

£499,950



4 Bedroom 2 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.

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Located in North Langney, this immaculate and extended detached house provides excellent accommodation ideally suited for families. Arranged with four double bedrooms, there is a sitting room and a superb family/dining room which is double aspect and opens onto the landscaped and Southerly facing rear gardens. There is a useful cloakroom, fitted kitchen and adjoining utility room in addition to en suite facilities and a stylish bathroom/wc. Double glazing and gas fired central heating extend throughout and fitted shutters have been fitted to the front facing rooms and are included. To the front a driveway provides off street parking and leads to the single garage. Langney shopping centre, nearby schools and Stone Cross Village can all be found within close walking distance. Eastbourne town centre is approximately three miles distant.

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## Main Features

<ul style="list-style-type: none"> <li>• Extended Detached House</li> <li>• 4 Bedrooms</li> <li>• Cloakroom</li> <li>• Sitting Room</li> <li>• Family/Dining Room</li> <li>• Kitchen</li> <li>• Utility Room</li> <li>• En-Suite Shower Room/WC &amp; Bathroom/WC</li> <li>• Landscaped Southerly Facing Garden</li> <li>• Driveway &amp; Garage</li> </ul>	<p><b>Entrance</b> Covered entrance with frosted uPVC double glazed door to-</p> <p><b>Entrance Hallway</b> Radiators. Store cupboard. Wood laminate flooring.</p> <p><b>Cloakroom</b> Low level WC. Wall mounted wash hand basin. Radiator. Wood laminate flooring. Frosted double glazed window.</p> <p><b>Sitting Room</b> 14'2 x 11'5 (4.32m x 3.48m) Radiator. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.</p> <p><b>Family/Dining Room</b> 18'7 x 11'1 / 10'0 x 9'6 / 8'2 x 8'2 (5.66m x 3.38m / 3.05m x 2.90m / 2.49m x 2.49m) Radiator. Tiled flooring. Double glazed window to rear aspect. Sliding patio doors to rear.</p> <p><b>Kitchen</b> 10'8 x 8'7 (3.25m x 2.62m) Range of units comprising of bowl and a half inset into wooden work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Inset fridge freezer. Space and plumbing for dishwasher. Range of wall mounted units. Concealed extractor. Wood laminate flooring. Double glazed window to rear aspect.</p> <p><b>Utility Room</b> 8'10 x 4'11 (2.69m x 1.50m) Sink bowl and mixer tap with surrounding work surfaces with cupboards under. Space for drinks fridge. Space and plumbing for washing machine. Wall mounted units. Wall mounted gas boiler. Wood laminate flooring. Radiator. Double glazed window to rear aspect. Double glazed door to rear.</p> <p><b>Stairs from Ground to First Floor Landing:</b> Radiator. Airing cupboard. Access to loft with ladder (not inspected). Double glazed window to side aspect with fitted shutters.</p> <p><b>Master Bedroom</b> 12'6 x 11'6 (3.81m x 3.51m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect with fitted shutters.</p>	<p><b>En-Suite Shower Room/WC</b> Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.</p> <p><b>Bedroom 2</b> 11'10 x 9'5 (3.61m x 2.87m) Radiator. Carpet. Built in wardrobes. Double glazed window to rear aspect with fitted shutters.</p> <p><b>Bedroom 3</b> 9'3 x 9'1 (2.82m x 2.77m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect with fitted shutters.</p> <p><b>Bedroom 4</b> 9'7 x 9'4 (2.92m x 2.84m) Radiator. Carpet. Double glazed window to rear aspect with fitted shutters.</p> <p><b>Bathroom/WC</b> Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Frosted double glazed window.</p> <p><b>Outside</b> Lovely Southerly facing gardens at the rear are laid to lawn and Indian sandstone patio and have planted borders, a garden pond and a store shed. There is also gated side access.</p> <p><b>Parking</b> A driveway to the front provides off street parking.</p> <p><b>Garage</b> Up and over door.</p> <p><b>Agents Note:</b> The solar panels are leased. The electric car charger may not be included.</p> <p><b>Council Tax Band = E</b></p> <p><b>EPC = B</b></p>
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