TOWN PROPERTY

01323 412200

Freehold

£225,000

3 Bedroom | 1 Reception | 1 Bathroom









27 Friday Street, Eastbourne, BN23 8AR

A CHAIN FREE three bedroom semi detached house with lawned gardens to the front and rear and allocated parking. Situated in Langney and conveniently located for Langney Shopping Centre and local schools the house benefits from a bow windowed lounge, fitted kitchen/breakfast room and conservatory. The first floor comprises of a refitted bathroom and three bedrooms. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Freehold

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Bathroom/WC
- Lawned Rear Garde
- Allocated Parking
- Close to Local Schools, Shops & Transport Links
- CHAIN FREE

Entrance
Door to-

Hallway
Radiator. Stairs to first floor.

Lounge
13'1 x 10'1 (3.99m x 3.07m)
Radiator. Brick built fireplace with inset electric fire. Double glazed window to front aspect.

Kitchen/Breakfast Room
13'1 x 9'1 (3.99m x 2.77m)
Fitted range of white wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker. Space and plumbing for washing machine. Wall mounted gas boiler. Part tiled walls. Understairs storage cupboard. Radiator. Double glazed window to rear aspect. Door to-

Conservatory
12'3 x 6'0 (3.73m x 1.83m)
Tiled flooring. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Double glazed window.

Bedroom 1
11'5 x 6'5 (3.48m x 1.96m)
Double glazed window to front aspect.

Bedroom 2
10'8 x 6'9 (3.25m x 2.06m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'4 x 6'4 (2.54m x 1.93m)
Radiator. Built in cupboard with fixed shelving. Double glazed window to front aspect.

Bathroom/WC
Suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with flower beds, mature trees, shrubs and gated side and rear access that leads to the allocated parking.

Parking
Allocated residents parking to the rear of the property.

COUNCL TAX BAND = B

EPC = D

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.