



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £210,000 - £220,000



1 Bedroom



1 Reception



1 Bathroom



## 131 Snowdon Close, Eastbourne, BN23 8HW

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*

This immaculate 'back to back' style house has a double bedroom and allocated parking in addition to a useful area of private garden. There is a well appointed kitchen area and open plan sitting/dining area with a bathroom/wc located on the first floor. The property also benefits from a useful double glazed entrance porch, replacement upvc double glazing and gas fired central heating. Langney shopping centre and bus services that run into town can also be found nearby. Eastbourne's exciting marina development and Hampden Park Village high street shops and mainline railway station are approximately one mile distant.

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## Main Features

- Back to Back Style House
- Double Bedroom
- Double Glazed Porch
- Open Plan Sitting/Dining Room
- Open Plan Kitchenette
- Bathroom/WC
- Private Front Garden
- Allocated Parking Space

### Entrance

Frosted double glazed door to-

### Entrance Porch

Store/meter cupboard housing gas boiler. Frosted double glazed window.

### Open Plan Sitting/Dining Room

12'26 x 10'33 (3.66m x 3.05m)

Radiator. Carpet. Double glazed window to front aspect.

### Open Plan Kitchenette

9'35 x 8'44 (2.74m x 2.44m)

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 ring gas hob and electric oven under. Space for fridge freezer and space and plumbing for washing machine. Range of wall mounted units. Wall mounted extractor. Understairs cupboard. Tiled flooring. Double glazed window to front aspect.

### Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected).

### Double Bedroom

12'18 x 11'98 (3.66m x 3.35m)

Radiator. Wood laminate flooring. Fitted wardrobe. Double glazed window to front aspect.

### Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Carpet. Radiator. Frosted double glazed window.

### Outside

There is an area of private front garden.

### Parking

An allocated parking space (No.131) is located adjacent to the property.

**Council Tax Band = B**

**EPC = C**