TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£230,000









8 Saxby Close, Eastbourne, BN23 7BH

Guide Price £230,000 - £240,000
An extended three bedroom end of terrace house situated in Langley opposite playing fields. Being sold CHAIN FREE the house benefits from a spacious lounge, which opens onto an extended kitchen/dining room and a ground floor utility room. The first floor has three bedrooms and a refitted shower room. There are lawned gardens to the front and rear. The close has significant parking and local schools and Langney Shopping Centre can be found nearby.

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Main Features

- End of Terrace House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Shower Room/WC
- Lawned Front & Rear Gardens
- CHAIN FREE

Entrance
UPVC front door to-

Lounge
15'0 x 14'9 (4.57m x 4.50m)
Electric heater. Feature fireplace with contemporary style inset gas fire. Understairs cupboard. Coved ceiling. Door to utility room. Door to-

Extended Kitchen/Dining Room
17'8 x 7'9 / 9'8 x 9'7 (5.38m x 2.36m / 2.95m x 2.92m)
Range of fitted wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level double electric oven. Integrated fridge freezer. Part tiled walls. Tiled flooring. Electric heater. Two double glazed windows to rear aspect. Double glazed sliding door to garden.

Utility Room
22'11 x 4'8 (6.99m x 1.42m)
Tiled flooring. Wall lights. Space for upright fridge freezer. Space and plumbing for washing machine. Double glazed windows. Double glazed doors to gardens.

Stairs from Ground to First Floor Landing
Electric heater. Loft access (not inspected).

Bedroom 1
13'3 x 9'9 (4.04m x 2.97m)
Built in cupboard. Double glazed window to front aspect.

Bedroom 2
9'8 x 9'7 (2.95m x 2.92m)
Wood effect flooring. Wall lights. Electric heater. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 3
10'4 x 7'7 (3.15m x 2.31m)
Range of fitted wardrobes. Double glazed window to front aspect.

Shower Room/WC
Refitted white suite comprising of shower cubicle, low level WC and vanity unit with inset wash hand basin and mixer tap. Wall units. Fully tiled walls. Tiled flooring. Inset spotlights. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with raised flower beds, a wooden shed and gated rear access.

COUNCIL TAX BAND = B

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.