TOWN PROPERTY

01323 412200

Freehold

£200,000

1 Bedroom | 1 Reception | 1 Bathroom









4 Hambleton Close, Eastbourne, BN23 8EY

*** GUIDE PRICE £200,000 - £210,000 ***
An attractive and well presented one bedroom back to back house, offering an excellent opportunity for first time buyers, downsizers or investors alike. Tastefully decorated and maintained throughout, this charming home benefits from its own private entrance on Pennine Way, a lawned front garden and an allocated parking space conveniently positioned to the rear, accessed via Hambleton Close. Offering comfortable and easily maintained accommodation, the property provides an appealing alternative to apartment living, with the added benefits of its own front door, lawned front garden and off road parking. Situated in a convenient residential location, this delightful home is offered chain free and represents an excellent opportunity for buyers seeking a property ready to move straight into.

www.town-property.com info@town-property.com

Freehold

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£200,000

Main Features

- One Bedroom Back To Back House
- Beautifully Presented Throughout
- Ideal First Time Purchase
- Perfect Investment or Downsize
- Lawned Front Garden
- Allocated Off Road Parking
- Parking Accessed Via Hambleton Close
- Low Maintenance Accommodation
- Chain Free

Entrance
Entrance door to -

Lounge
13'0 x 12'7 (3.96m x 3.84m)
Radiator. Double glazed window. Stairs to first floor. Door to -

Fitted Kitchen
9'3 x 5'4 (2.82m x 1.63m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with oven under. Extractor cooker hood. Cupboard with space for fridge/freezer. Double glazed window.

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

Bedroom
10'8 x 10'3 (3.25m x 3.12m)
Radiator. Built-in wardrobe with sliding doors. Built-in cupboard. Double glazed window.

Modern Bathroom/WC
Modern Suite comprising panelled bath with chrome mixer tap and shower attached. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard under. Radiator. Frosted double glazed window.

Parking
Allocated parking space accessed via Hambleton Close.

EPC = C

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.