

21 Churchill Close,
Eastbourne, BN20 8AJ

Freehold

£450,000



3 Bedroom 1 Reception 1 Bathroom



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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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A superb three bedroom semi detached family home situated within a quiet residential enclave in the heart of Old Town. The ground floor offers a generous dual aspect reception room providing defined sitting and dining areas, with doors opening directly onto the rear garden, alongside a modern fitted kitchen with integrated appliances and a useful cloakroom. Upstairs are three bedrooms and a brand new contemporary shower room, while the property also benefits from double glazing and gas central heating. Outside, there is a tandem driveway with garage, plus an EV charger for modern day convenience. Ideally positioned close to Gildredge Park, excellent local schools, Waitrose and a fantastic selection of pubs and amenities, including the historic Lamb Inn. A fantastic family home in one of Old Town's most sought-after locations.

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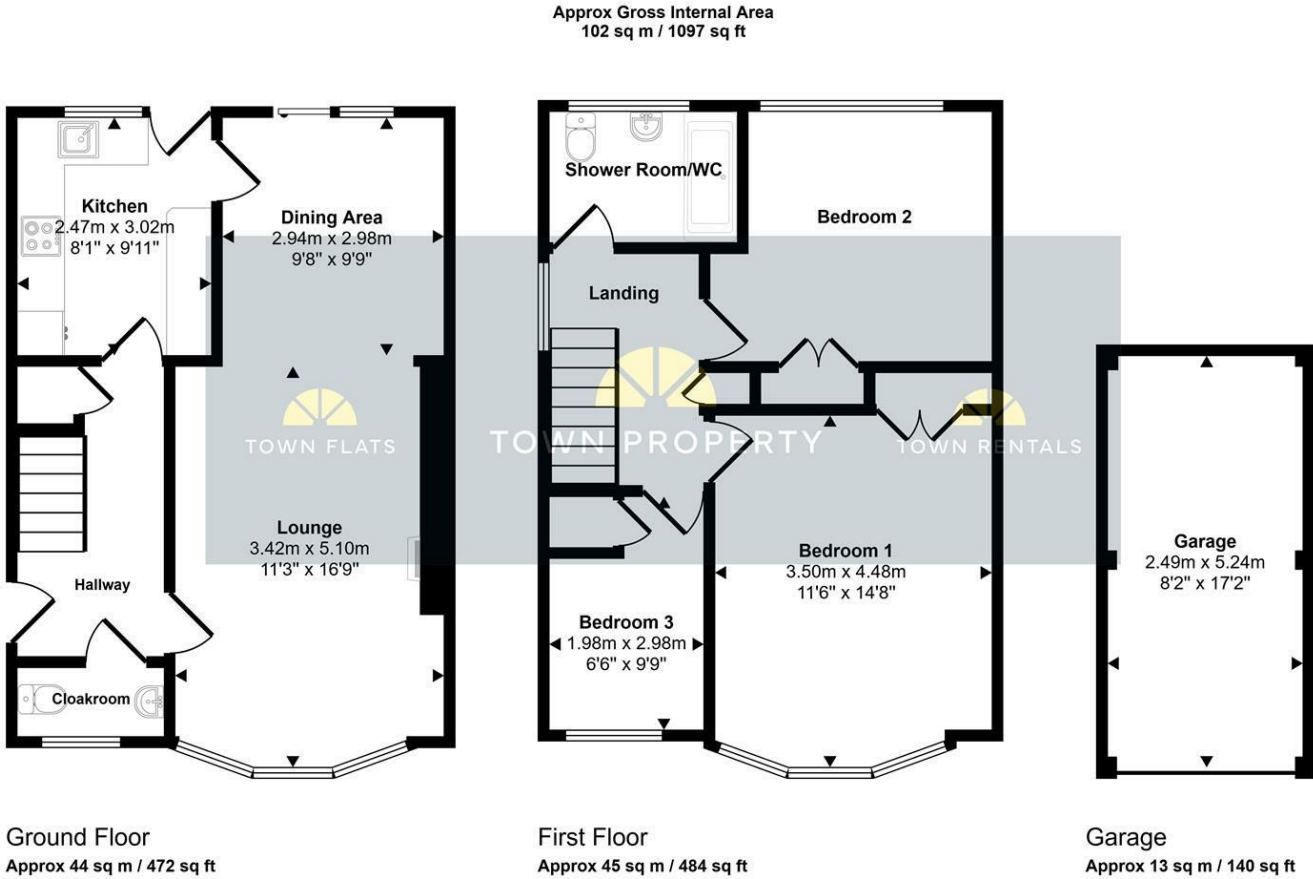
Main Features	Entrance Front door to-
- Immaculate Three Bedroom Semi Detached House - Highly Desirable Old Town Location - Spacious Dual Aspect Sitting & Dining Room - Modern Fitted Kitchen With Integrated Appliances - Doors Opening Onto Rear Garden - Ground Floor Cloakroom - Brand New Contemporary Shower Room - Tandem Driveway with EV Charging Point & Garage With Power - Gas Central Heating - Quiet Residential Enclave Close To Gildredge Park & Amenities	Hallway Radiator. Understairs cupboard. Ground Floor Cloakroom Low level WC. Pedestal wash hand basin. Frosted double glazed window. Lounge/Dining Room 16'9 x 11'3 / 9'9 x 9'8 (5.11m x 3.43m / 2.97m x 2.95m) Two radiators. Double glazed bay window to front aspect. Double glazed sliding doors to garden. Kitchen 9'11 x 8'1 (3.02m x 2.46m) Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated fridge, freezer and dishwasher. Space and plumbing for washing machine. Double glazed window to rear aspect. Double glazed door to garden. Stairs from Ground to First Floor Landing Cupboard. Loft access (not inspected). Double glazed window to side aspect. Bedroom 1 14'8 x 11'6 (4.47m x 3.51m) Radiator. Built in wardrobe. Double glazed bay window to front aspect. Bedroom 2 Radiator. Built in wardrobe. Double glazed window to rear aspect. Bedroom 3 9'9 x 6'6 (2.97m x 1.98m) Radiator. Built in wardrobe over the stairs. Double glazed window to front aspect. Newly Fitted Shower Room/WC Shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap with cupboard below. Heated towel rail. Extractor fan. Frosted double glazed window. Outside The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a new garden shed and gated side access to the driveway and-

Garage
17'2 x 8'2 (5.23m x 2.49m)
Up and over door.

Parking
A tandem driveway with an EV charging point provides off road parking.

COUNCIL TAX BAND = D

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.