TOWN PROPERTY

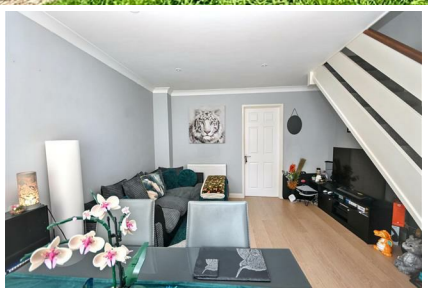
01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£245,000









30 Elderwood Close, Eastbourne, BN22 0TL

*** Guide price £245,000 - £255,000 ***
An extremely well presented two bedroom terraced house that is being sold CHAIN FREE. Situated in Hampden Park the house provides well proportioned accommodation comprising of two double bedrooms, a refitted kitchen and shower room, lounge/dining room, double glazing and gas central heating. Local shops can be found nearby at Freshwater Square and the area is on bus route. An internal inspection comes highly recommended.

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Freehold

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Main Features

- Terraced House
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance
Double glazed door to-

Porch
Wood effect flooring. Inset spotlights. Inner door to-

Lounge/Dining Room
16'5 x 12'3 (5.00m x 3.73m)
Two radiators. Wood effect flooring. Inset spotlights. Stairs to first floor.

Kitchen
12'2 x 8'7 (3.71m x 2.62m)
Fitted range of high gloss wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for upright fridge freezer. Utility cupboard housing gas boiler with 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 with fixed shelving. Loft access (not inspected).

Bedroom 1
12'4 x 8'8 (3.76m x 2.64m)
Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'0 x 7'8 (3.05m x 2.34m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Outside
The rear garden is mainly laid to lawn with an area of patio, mature trees and shrubs and gated rear access.

COUNCIL TAX BAND = B

EPC= C

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.