

16 Cabot Close, Eastbourne, BN23 6RT

Freehold

Guide Price  
£350,000 - £370,000



4 Bedroom

2 Reception

2 Bathroom



TOWN PROPERTY

Freehold

Guide Price  
£350,000 - £370,000

4 Bedroom 2 Reception 2 Bathroom



16 Cabot Close, Eastbourne, BN23 6RT

\*\*\*GUIDE PRICE £350,000 - £370,000\*\*\*

Located just yards from the picturesque seafront, this semi detached townhouse has four double bedrooms and a secluded and southerly facing lawned rear garden. The property features a double aspect sitting/dining room with adjoining double glazed conservatory with additional benefits including a cloakroom, fitted kitchen and both en suite and family bathroom/wc facilities. There is also a driveway and a single garage which has useful overhead storage. Views of the sea and South Downs can be enjoyed from the top floor and the exciting marina development and Haven school are within close walking distance. Eastbourne town centre is approximately two miles distant.

 TOWN PROPERTY

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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.

[www.town-property.com](http://www.town-property.com)

[info@town-property.com](mailto:info@town-property.com)



**Main Features**

- Townhouse
- 4 Double Bedrooms
- Cloakroom
- Sitting Room
- Dining Room Area
- Double Glazed Conservatory
- Kitchen
- En-Suite Shower Room/WC & Further Bathroom/WC
- Southerly Facing Garden
- Garage & Driveway

Entrance  
Double glazed door to-

Entrance Hallway  
Radiator. Wood laminate flooring.

Cloakroom  
Low level WC. Pedestal wash hand basin. Radiator. Wood laminate flooring. Frosted double glazed window.

Sitting Room  
16'05 x 12'05 (5.00m x 3.78m)  
Radiator. Wood laminate flooring. Understairs cupboard. Fireplace surround and mantel above. Double glazed window to front aspect.

Dining Room Area  
8'01 x 7'05 (2.46m x 2.26m)  
Radiator. Wood laminate flooring. Double glazed double doors to conservatory.

Double Glazed Conservatory  
9'01 x 8'05 (2.77m x 2.57m)  
Wood laminate flooring. Double glazed window to rear aspect and double glazed sliding doors to rear.

Kitchen  
8'06 x 7'70 (2.59m x 2.13m)  
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. Integrated dishwasher. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Tiled flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:  
Radiator. Airing cupboard.

Master Bedroom  
12'02 x 9'04 (3.71m x 2.84m)  
Radiator. Built in wardrobe. Double glazed window to rear aspect.

En-Suite Shower Room/WC  
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Frosted double glazed window.

Bedroom 2  
10'03 x 8'10 (3.12m x 2.69m)  
Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC  
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Frosted double glazed window.

Staircase from First to Second Floor Landing

Bedroom 3  
12'01 x 9'04 (3.68m x 2.84m)  
Radiator. Built in wardrobe. Carpet. Velux window to front aspect with sea view.

Bedroom 4  
12'09 x 10'07 (3.89m x 3.23m)  
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect with sea and downland views.

Outside  
The southerly facing lawned gardens is secluded and provides direct access to the single garage.

Parking  
A driveway to the front provides off street parking and leads to the single garage. This has useful overhead storage.

Garage  
18'03 x 8'11 (5.56m x 2.72m)  
Up and over door. Electric power. Light. Gas boiler. Overhead storage. Door to garden.