

17 St. Pauls Close, Eastbourne, BN22 0LP

Freehold

£395,000



3 Bedroom



1 Reception



1 Bathroom

  
TOWN PROPERTY

Freehold

£395,000

3 Bedroom 1 Reception 1 Bathroom



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Having been skilfully extended, this immaculately presented house in Willingdon is detached and provides sizeable ground floor accommodation. Having three first floor bedrooms and a modern bath and shower room/wc, the ground floor comprises of a cloakroom, a modern fitted kitchen/dining room and a large sitting room with contemporary gas fire. In addition, there is a useful utility room and the rear garden has been recently landscaped now featuring a resin bonded patio with areas of lawn and mature and well stocked flower and shrub borders. Distant views towards the South Downs can also be enjoyed. To the side the driveway provides off street parking and leads to the remaining garage (partly used to create utility room). Hampden Park Village high street shops, the mainline railway station and local schools can all be found within walking distance.

 TOWN PROPERTY

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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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**Main Features**

- Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Refitted Bath & Shower Room/WC
- Landscaped Rear Garden
- Driveway

**Entrance**  
Frosted uPVC double glazed door to-

**Entrance Hallway**  
Radiator. Understairs cupboard. Karndean flooring.

**Cloakroom**  
Low level WC set in vanity unit. Pedestal wash hand basin. Radiator. Coats cupboard. Frosted double glazed window.

**Sitting Room**  
20'11 x 16'03 (6.38m x 4.95m)  
Radiator. Fireplace with inset gas fire. Double glazed windows to rear and side aspects.

**Kitchen/Breakfast Room**  
16'05 x 10'04 (5.00m x 3.15m)  
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with solid wooden worktops with upstands with cupboards and drawers under. Inset five ring gas hob and double oven under and integrated dishwasher and space and plumbing for fridge freezer. Range of wall mounted units. Karndean flooring.

**Utility Room**  
8'08 x 7'06 (2.64m x 2.29m)  
Bowl and a half single drainer sink unit and mixer tap with surrounding work surfaces and cupboards under. Space and plumbing for washing machine. Integrated freezer. Range of wall mounted units. Double glazed door to garden.

**Stairs from Ground to First Floor Landing:**  
Airing cupboard. Access to loft with ladder (not inspected). Frosted double glazed window.

**Bedroom 1**  
10'10 x 10'01 (3.30m x 3.07m)  
Radiator. Carpet. Double glazed window to front aspect.

**Bedroom 2**  
10'04 x 9'10 (3.15m x 3.00m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Bedroom 3**  
10'04 x 6'02 (3.15m x 1.88m)  
Radiator. Carpet. Double glazed window to rear aspect.

**Refitted Bath & Shower Room/WC**

Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Shaver point. Radiator. Frosted double glazed window.

**Outside**

The landscaped rear garden is a particular feature of this most appealing home. Resin bonded patio and pathway compliments the areas of lawn and well stocked borders with a shed also included.

**Parking**

A driveway to the side provides off street parking and leads to the remaining garage.

**Garage**

10'09 x 7'06 (3.28m x 2.29m)  
Up and over door. Houses gas boiler.

EPC = C.