



19 Ashgate Road, Eastbourne, BN23 7EU

£235,000 Freehold - Chain Free (draft copy)

NEWLY REFURBISHED | CHAIN FREE | POPULAR RESIDENTIAL AREA | Cavendish & Co are delighted to offer to the market this newly refurbished three bedroom mid-terraced house located in the popular residential area of Langney within easy reach of Langney Shopping Centre, schools for most ages, doctors, dentists and bus services giving access to Eastbourne town centre with its range of comprehensive shopping facilities and mainline railway station. The property comprises Upvc double glazed door into entrance hall with laminate flooring and window to front. Lounge/dining room: Inset ceiling lights, laminate flooring, window to front elevation and patio doors overlooking and leading to rear garden, opening to: Kitchen: Newly fitted modern grey base, wall and drawer soft close units, contrasting working surfaces, inset one and half bowl stainless steel sink unit with mixer tap, window above overlooking rear garden, inset induction hob with extractor hood over and built-in electric oven under, space and plumbing for washing machine, laminate flooring, inset ceiling spotlights, archway to entrance hall. From entrance hall stairs rising to first floor landing with built-in storage cupboard and hatch to loft space housing newly fitted combination boiler. Newly fitted bathroom/wc, White suite comprising panelled bath with mixer tap and shower attachment over, bi-fold shower screen, built-in vanity unit with low level wc and concealed cistern, inset wash hand basin with storage cupboard under, inset spotlights, chrome towel rail, part tiled walls and tiled floor. Bedroom One: Newly fitted carpet and window to rear. Bedroom Two: Newly fitted carpet and window to front elevation. Bedroom Three: Newly fitted carpet with window to front. Outside - Landscaped front garden, slate chippings with mediterranean style plants bounded by wooden sleepers. Rear garden recently landscaped laid mainly to lawn, flower and shrub border, bounded by timber fencing with rear gate access. The property is being offered for sale with no onward chain and an early viewing is strongly advised to appreciate this lovely property

ENTRANCE HALL

KITCHEN

17'0" (5.18m) Max x 16'4" (4.98m) Max

LOUNGE/DINING ROOM

24'0" (7.32m) x 10'6" (3.2m)

FIRST FLOOR LANDING

BEDROOM ONE

13'0" (3.96m) x 10'0" (3.05m)

BEDROOM TWO

10'0" (3.05m) x 10'0" (3.05m)

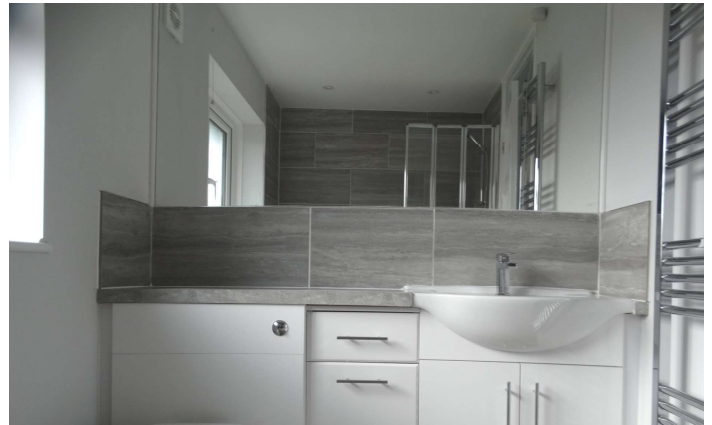
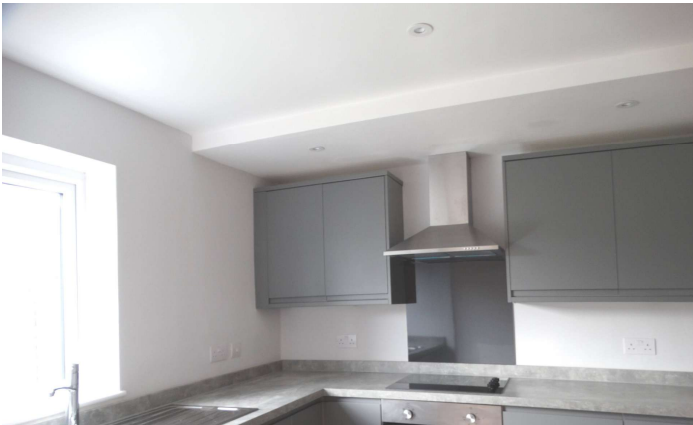
BEDROOM THREE

8'0" (2.44m) x 7'0" (2.13m)

OUTSIDE

Landscaped front & Rear gardens

EPC RATING `E`



FIXTURES AND FITTINGS: Fixtures and fittings other than those mentioned above to be agreed with the vendor.

SERVICES: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

MORTGAGE AND FINANCIAL ADVICE: Our Independent Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange your appointment, please contact our office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

ALL MEASUREMENTS: All measurements are approximate.

OTHER SERVICES AVAILABLE: We can recommend highly qualified builders, local solicitors, chartered surveyors and removal companies. To arrange home visits or free quotations please contact our office.

VIEWING BY APPOINTMENT ONLY: Please contact our office. Tel: 01323 736000