



22 Fern Close, Eastbourne, BN23 8AQ

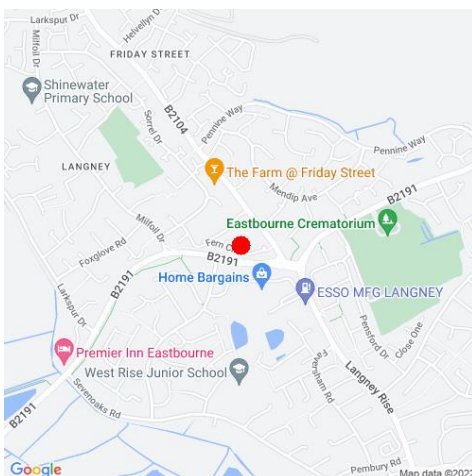
Price £425,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well proportioned four bedroom detached house with double garage and large workshop set within secluded gardens, conveniently located within a few hundred yards of Langney Shopping Centre. The ground floor accommodation comprises two reception rooms together with a splendid 14' x 13' double glazed conservatory, a fitted kitchen with integrated oven and hob and adjacent utility room, with plumbing for a washing machine. The four bedrooms all have fitted wardrobes and are served by a generous shower room/wc. Although the house would benefit from some modernisation it is presented for sale in clean and tidy decorative condition and benefits from gas central heating and sealed unit double glazing and leased solar panels. Of particular note is the excellent 26' x 12' brick-built workshop with light and power. The house is set within a generous plot at the end of a cul-de-sac with a double garage with remote control up and over door and additional driveway parking to the front. Comprehensive shopping facilities are available at The Langney Shopping centre.





At a Glance:

- No onward chain
- Secluded gardens
- Double garage and 26' x 12' workshop
- Two reception rooms and conservatory
- Kitchen with adjacent utility room
- Four bedrooms all with fitted wardrobes
- Modern shower room
- Gas central heating
- Sealed unit double glazing
- Solar panels

Accommodation:

HALL

CLOAKROOM/WC

SITTING ROOM

19'4" (5.89m) x 12'0" (3.66m)

DINING ROOM

13'0" (3.96m) x 8'10" (2.69m)

CONSERVATORY

14'0" (4.27m) x 13'6" (4.11m)

KITCHEN

10'6" (3.2m) x 10'4" (3.15m) Plus Recess

UTILITY ROOM

8'9" (2.67m) x 7'6" (2.29m)

LANDING

BEDROOM 1

12'6" (3.81m) x 12'2" (3.71m) Including depth of fitted wardrobes

BEDROOM 2

12'2" (3.71m) x 9'6" (2.9m)

BEDROOM 3

11'0" (3.35m) x 9'6" (2.9m)

BEDROOM 4

13'0" (3.96m) x 7'0" (2.13m)

SHOWER ROOM/WC

OUTSIDE:

GARDENS

Approximately 40' in depth

DOUBLE GARAGE

18'6" (5.64m) x 17'0" (5.18m)

WORKSHOP

26'6" (8.08m) x 21'0" (6.4m) Max

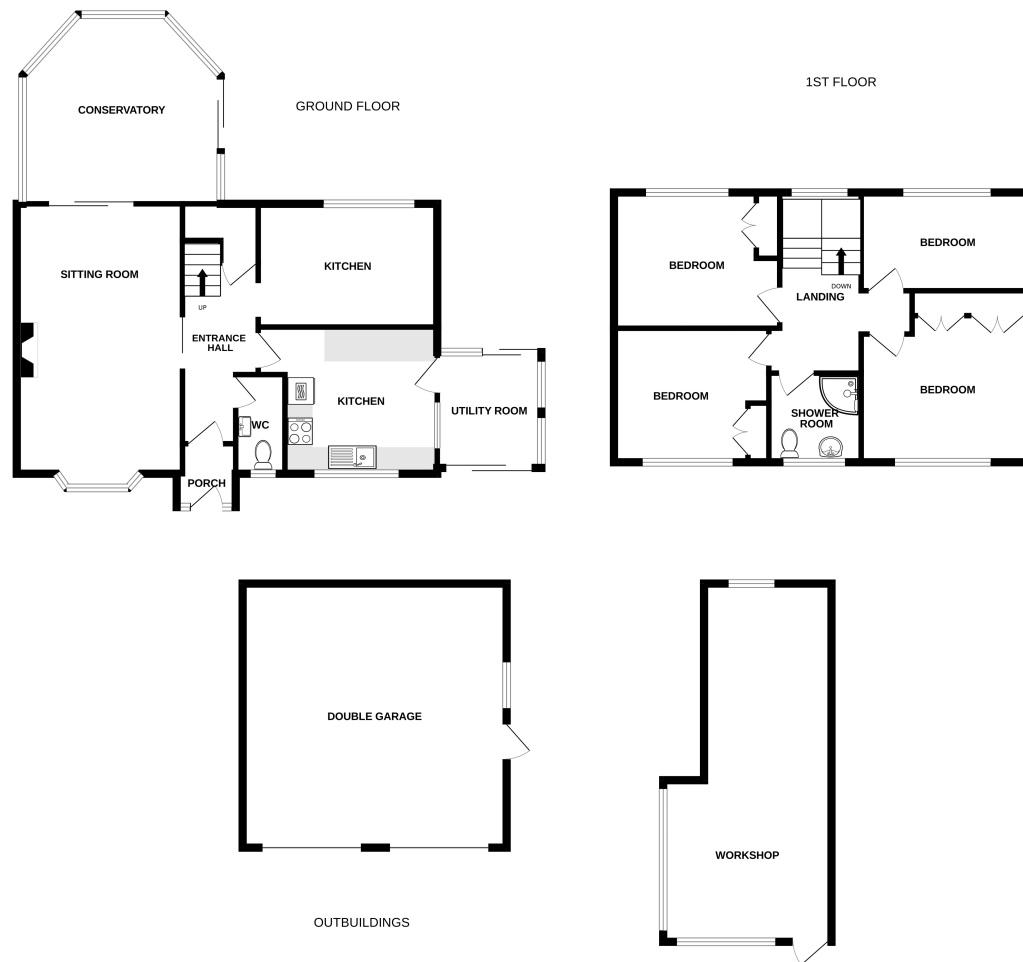
EPC

BAND "B"

COUNCIL TAX

BAND 'D'





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ref: 1

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LS **Leaper Stanbrook**

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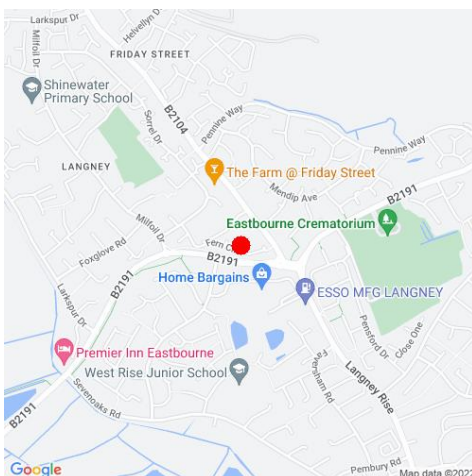
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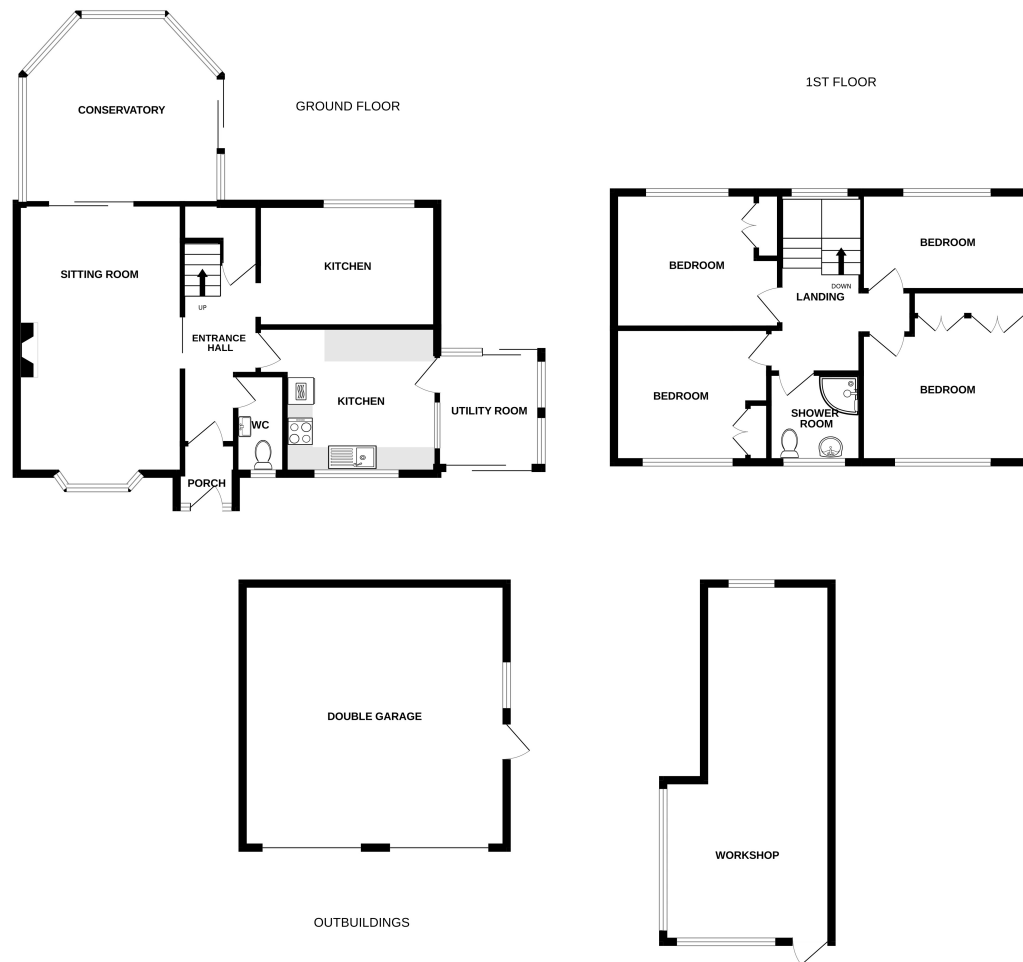
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