



7 Claxton Close, Eastbourne, BN21 2RT

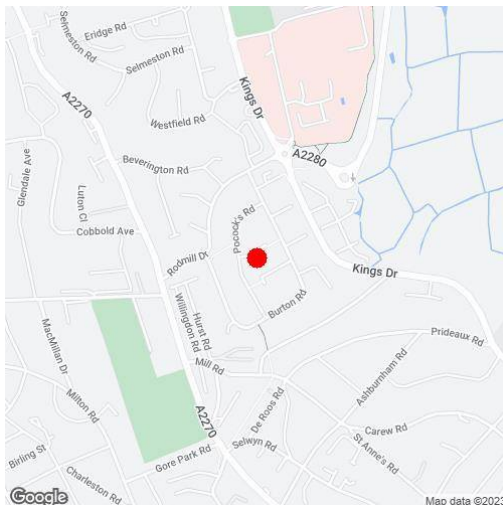
Price £375,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
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Available with no onward chain- A three bedroom detached bungalow within a few hundred yards of the Framfield Way shopping facilities, enjoying a level position in the favoured Lower Rodmill area of Eastbourne. The well proportioned living accommodation comprises a generous L-shape living room with defined dining and sitting area together with a fitted kitchen with integrated oven and hob. The three bedrooms are separated from the living accommodation by an inner hall and are served by a re-fitted shower room. The bungalow is set within small yet attractive and manageable gardens that enjoy good privacy at the rear and are paved with an ornamental pond. There is ample off-road parking in addition to the generous single garage with remote control roller door. Although some modernisation and redecoration is deemed desirable, benefits include gas central heating and sealed unit double glazing. Claxton Close is within a quarter of a mile of The District General Hospital with buses passing nearby serving Eastbourne town centre and railway station, approximately 1.5 miles distant.





At a Glance:

- No onward chain
- Favoured lower Rodmill location
- Three bedrooms
- Generous L-shape living room
- Re-fitted shower room
- Gas central heating
- Sealed unit double glazing
- Garage and driveway parking
- Scope for modernisation

Accommodation:

PORCH

HALL

L-SHAPE LIVING ROOM

SITTING AREA

15'4" (4.67m) x 11'0" (3.35m)

DINING AREA

10'6" (3.2m) x 9'10" (3m)

KITCHEN

10'2" (3.1m) x 8'10" (2.69m)

INNER HALL

BEDROOM 1

12'0" (3.66m) x 11'0" (3.35m)

BEDROOM 2

11'10" (3.61m) x 9'6" (2.9m)

BEDROOM 3

8'10" (2.69m) x 8'0" (2.44m)

SHOWER ROOM/WC

OUTSIDE:

GARAGE

15'6" (4.72m) x 10'4" (3.15m) with remote control door.

MANAGEABLE GARDENS:

Approx 20' in depth.

COUNCIL TAX:

Band "D"

EPC:

T.B.A.



Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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