



37 Kilpatrick Close, Eastbourne, BN23 8HN

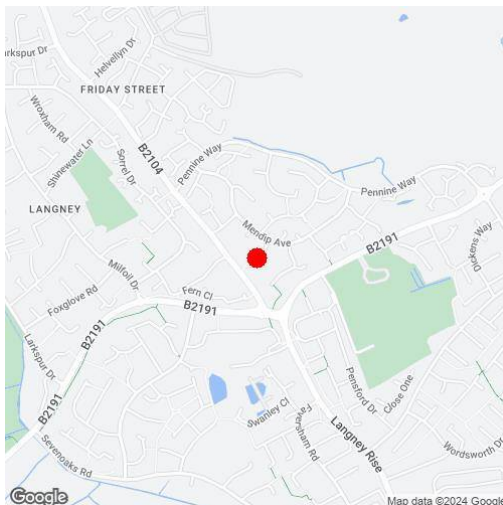
Guide Price £270,000 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
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GUIDE PRICE £270,000 to £280,000. A well presented two bedroom terraced house with garage and two allocated parking spaces, located within the popular Pennine estate close to the newly upgraded Langney shopping centre. This delightful property enjoys accommodation comprising entrance porch, sitting room, kitchen/breakfast room with a range of work surface with drawers and cupboards under and with matching wall units above, along with built in oven and hob and spaces for fridge freezer and washing machine. On the first floor there are two good size double bedrooms and a bathroom/wc. The property benefits from gardens to the front and rear and a particular feature is the garage located to the rear as well as two allocated parking spaces. Additional benefits include double glazing and gas central heating.





At a Glance:

- Well presented two bedroom terraced house
- Popular Pennine estate
- Close to Langney shopping centre
- Sitting room
- Kitchen/breakfast room
- Bathroom/wc
- Private gardens to front and rear
- Garage
- Two allocated parking space
- Double glazing and gas central heating

Accommodation:

ENTRANCE PORCH

SITTING ROOM

14'3" (4.34m) x 12'2" (3.71m)

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) x 8'2" (2.49m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

12'0" (3.66m) x 8'6" (2.59m)

BEDROOM 2

12'2" (3.71m) x 8'3" (2.51m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

SINGLE GARAGE

TWO PARKING SPACES

COUNCIL TAX:

Band "B"

EPC:

"C"





GROUND FLOOR

FIRST FLOOR

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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