



24 Castle Bolton

Off Friday Street, Eastbourne, BN23 8NU

£475,000



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Double glazed front door to:

Entrance Hall

Solid wood flooring, radiator, door to under stairs storage cupboard, wall mounted heating thermostat.

Lounge

10'10 x 11'10 (3.30m x 3.61m)

Feature fireplace with inset real flame gas fire, solid wood flooring, radiator, TV point, double glazed bay window to front, glazed double doors to:

Dining Room

11'3 x 9'5 (3.43m x 2.87m)

Solid wood flooring, radiator, double glazed french doors to rear garden, door to kitchen/breakfast room

Kitchen/Breakfast Room

14'8 x 7'6 (4.47m x 2.29m)

Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit with mixer tap. Built in double oven and four ring electric hob with extractor hood above. Integrated dishwasher and fridge/freezer. Built in shelved cupboard, tiled floor, space for breakfast table and chairs, double glazed window and door leading to rear garden.

Ground floor cloakroom

In a white suite comprising vanity unit with inset low level wc, wall mounted wash basin, radiator, double glazed window to side.

Utility room

9'6 x 7'8 (2.90m x 2.34m)

(Formerly part of the garage). Fitted in a range of wall and base mounted cupboards and drawers, inset stainless steel sink and single drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, wall mounted electric heater, tiled floor, double glazed door to side.

First floor landing

Spindled balustrade, radiator, double glazed window to front.

Bedroom One

11'5 x 10'10 (3.48m x 3.30m)

Built in double wardrobes, radiator, double glazed window to rear, door to:

En-suite

In a white suite comprising shower cubicle, vanity unit with inset sink unit, low level wc and cupboards below, radiator, electric shaver point, double glazed window to rear.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

Built in double wardrobe, radiator, double glazed window to front

Bedroom Three

9'6 x 8'6 (2.90m x 2.59m)

Built in double wardrobe, radiator, double glazed window to front

Bedroom Four

9'9 x 9'6 (2.97m x 2.90m)

(Currently used as a home office) with built in desk unit, radiator, double glazed window to rear.

Bathroom

In a white suite comprising panelled bath with mixer tap and shower over, vanity unit with inset sink, low level wc and cupboards below. Electric shaver point, radiator, double glazed window to side.

OUTSIDE

The front garden is laid to lawn with hedged surround.

There is a double width block pave driveway which leads to the former garage which is now used as a store room.

The rear garden enjoys a southerly aspect and has a large

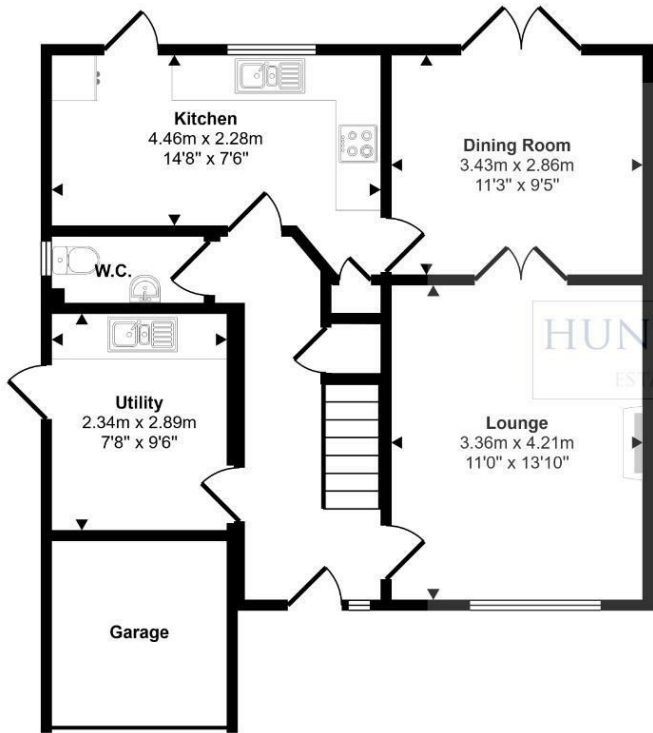
Tel: 01323 737373

block paved patio area adjacent to the back of the house which then leads on to a level lawn which is bordered by mature flower beds and borders. Timber shed, outside tap and gated side access.

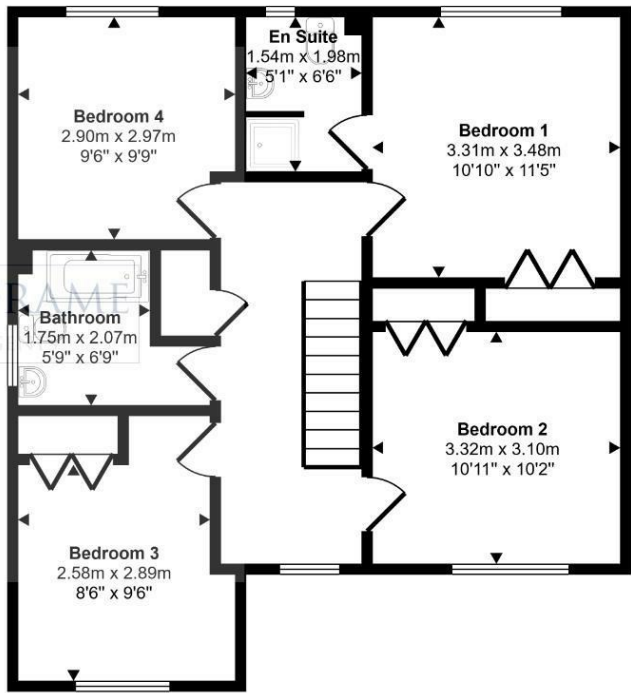




Approx Gross Internal Area
125 sq m / 1346 sq ft



Ground Floor
Approx 62 sq m / 667 sq ft



First Floor
Approx 63 sq m / 679 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

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