



A beautifully presented link-detached, bright and spacious home situated on the highly sought after Pennine Estate in Eastbourne. Benefitting from three bedrooms, two bathrooms, plus ground floor cloakroom, large kitchen/diner and additional conservatory, together with integral garage, double length driveway, pretty gardens and modern fixtures and fittings throughout. Leading through from the entrance hall, with a handy ground floor cloakroom, you enter the double aspect lounge which has stairs leading to the first floor. This room has a cosy and comfortable feel to it and leads onwards to the spacious dining area opening through to the kitchen which is well equipped and overlooks the pretty rear garden with access through to the garage. Access to the lovely sunny conservatory is from the dining area and opening into this room creates the addition of space and light and is a real bonus cosy retreat for enjoyment of the garden and further reception area. Upstairs, off the landing are three bedrooms. Bedroom one has a feature bay window, fitted wardrobes and boasts a en-suite shower room. Bedroom two overlooks the rear garden and bedroom three would be ideal for a single bedroom or home office. There is also a modern bathroom suite. The garden has been beautifully landscaped to provide a sunny and enjoyable space with large lawned area and patio seating area. There is a wooden shed and a personal door to the garage. The driveway to the front of the property is double length and provides ample off road parking and a further lawned area enclosed by hedging for additional privacy. The garage is integral and has an electric roller door. Being extremely well placed for all local amenities including shops, primary and secondary schools and the popular Shinewater Park and Nature Reserve with its wildfowl lakes and wooded areas. It is well served for bus routes taking you to the town centre and seafront whilst having Langney Shopping Centre within very close proximity offering local and National shops plus cafés and restaurants. There is also the convenience of the mainline train station a short distance away at Pevensey & Westham and Hampden Park with direct links to London Victoria, Gatwick, Brighton and Hastings.

Guide Price £350,000-£360,000

Tenure Freehold | Council Tax Band- D



3 Cairngorm Close, Eastbourne, BN23 8HB

Surridge Mison
ESTATES

Entrance Hall- UPVc door to front. Laminate flooring. Coved ceiling. Dado rail. Radiator.

Cloakroom- Double glazed opaque window to front. Tiled flooring. Coved ceiling. Dado rail. Radiator. Wash hand basin with tiled splashback and W.C.

Lounge - 4.83m x 4.62m (15'10" x 15'2")- Glazed door from entrance hall. Double aspect room with double glazed windows to front and side. Two radiators. Feature fireplace. Coved ceiling. TV point. Stairs leading to first floor.

Kitchen/Diner - 4.57m x 4.57m (15'0" x 15'0")- Double aspect room with double glazed door to conservatory and double glazed window to rear. Personal door to garage. Built in understairs cupboard. Tiled flooring and partially tiled walls. Coved ceiling. Radiator. Fully fitted with a range of wall and base units with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in double electric oven. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob with fitted cooker hood.

Conservatory - 3.35m x 2.34m (11'0" x 7'8")- UPVc conservatory with double glazed French doors leading to rear garden. Vinyl flooring. Radiator.

First Floor Landing- Loft access housing cold water tank, and being part boarded. Coved ceiling. Airing cupboard. Carpeted.

Bedroom One - 3.33m x 2.57m (10'11" x 8'5")- Double glazed bay window to front. Fitted wardrobes. Radiator. Coved ceiling. Carpeted. Door leading to en-suite.

En-Suite Shower Room- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Coved ceiling. Radiator. Extractor fan. White suite comprising of shower cubicle, wash hand basin and W.C.

Bedroom Two - 2.9m x 2.57m (9'6" x 8'5")- Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

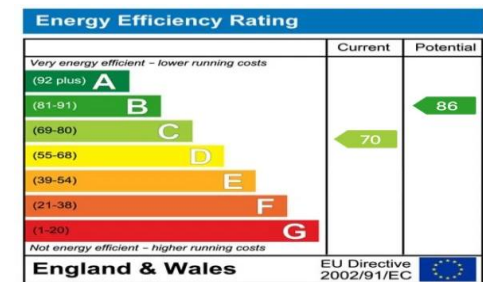
Bedroom Three - 2.21m x 1.93m (7'3" x 6'4")- Double glazed window to front. Radiator. Carpeted. Coved ceiling.

Bathroom- Double glazed opaque window to rear. Tiled flooring and fully tiled walls. Coved ceiling. Radiator. Extractor fan. Shaver point. Suite comprising of bath with mixer taps and electric shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Integral Garage - 5.28m x 2.49m (17'4" x 8'2")- Integral garage with electric roller door. Double glazed personal door to rear. Power and light.

Rear Garden- Mainly laid to lawn with patio area. Flower beds and borders with mature trees and shrubs. Outside tap. Fencing surrounds. Wooden shed.

Driveway & Front Garden- Driveway providing ample off road parking. Laid to lawn with shrubs.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



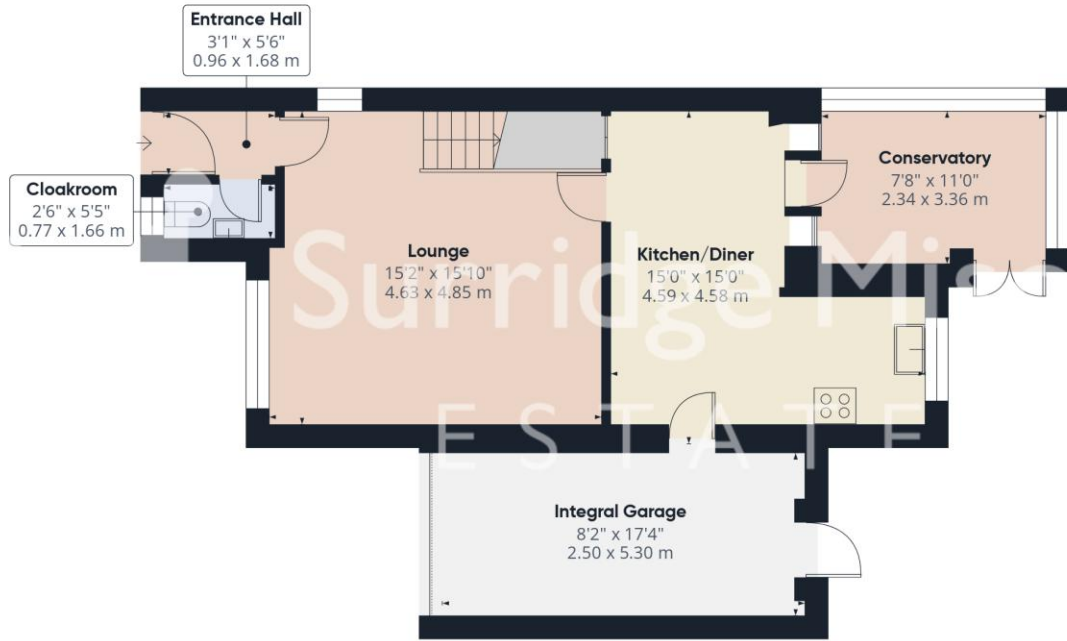
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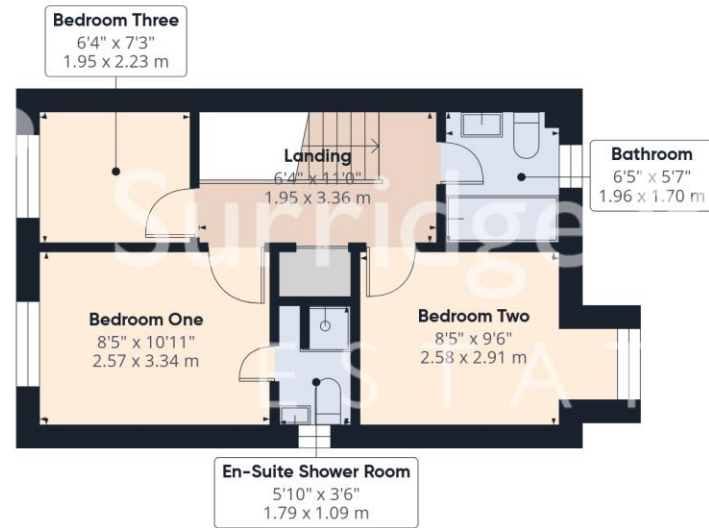


Floor 0

Approximate total area⁽¹⁾

1009 ft²

93.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROTECTED

 Surridge Mison
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 **PRS** Property
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