



42D The Rising, Eastbourne, BN23 7QW

£350,000



A VERY WELL PRESENTED, THREE BEDROOM, link detached house located close to local bus routes and Langney Shopping Centre. Comprising a lounge/dining room, modern kitchen and bathroom, ground floor cloakroom, and a re-fitted shower room. Also benefitting from a GARAGE and off road parking.



Double glazed front door to:

Entrance Hall

Radiator, stairs rising to first floor, under stairs cupboard.

Lounge

24'1 x 10'6 (7.34m x 3.20m)
TV point, two radiators, double glazed window to rear, double glazed patio doors leading to rear garden.

Kitchen

12'4 x 7'5 (3.76m x 2.26m)
Re-fitted in a range of modern wall and base mounted cupboards and drawers. Work tops with inset stainless steel sink. Built in double oven and four ring ceramic hob. Spaces for fridge and washing machine, radiator, double glazed window to front, double glazed door to side.

Ground floor cloakroom

Re-fitted in a modern suite comprising low level wc, vanity wash basin with cupboards below, radiator, double glazed window.

First floor landing

Access to loft space, double glazed window to front. Radiator.

Bedroom One

12'2 x 10'2 (3.71m x 3.10m)
Radiator, double glazed window to rear.

Bedroom Two

11'5 x 10'4 (3.48m x 3.15m)
Radiator, double glazed window to rear.

Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)
Radiator, double glazed window to front.

Shower room

In a modern white suite comprising large shower cubicle, pedestal wash basin, low level wc, radiator, double glazed windows to front and side.

Outside

Front garden - laid to lawn.

rear garden - laid to lawn with paved patio area, gated side access.

Garage - with up and over door, power and light. Driveway providing off road parking.

ANTI MONEY LAUNDERING REGULATIONS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

