



A stunning CHAIN FREE two bedroom end of terrace house with a pretty garden and four parking spaces. This modern home has been enhanced with a beautiful orangery which is open plan to the living/dining room, there is a useful ground floor WC, modern fitted kitchen, hallway with study space, two double bedrooms both with fitted wardrobes and a refitted bathroom with spa bath. The orangery has bi-fold doors opening on to a delightful Westerly facing garden. There are two driveway parking spaces to the front of the house and a further two allocated parking spaces in the corner of the cul-de-sac. A must view property so please contact Surridge Mison Estates for an appointment.

**Guide Price £295,000-£305,000**

**Tenure Freehold | Council Tax Band- C**



2 Ditchling Close, Langney, Eastbourne, East Sussex, BN23 8LS





**Entrance Hall-** Double glazed casement door to front with opaque window to front. Laminate flooring. Fitted coat cupboard with mirrored doors. Radiator. Stairs leading to first floor with three built in cupboards.

**Cloakroom-** Partially tiled walls and laminate flooring. Chrome heated towel rail. Wash hand basin set within vanity unit and W.C.

**Fitted Study Area-** Fitted desk and shelving. Laminate flooring.

**Kitchen** - 2.84m x 1.83m (9'4" x 6'0")- Double glazed window to front. Bifold opaque glazed doors from entrance hall. Partially tiled walls and laminate flooring. Fully fitted with a range of wall and base units with space and plumbing for washing machine, fridge/freezer and slimline dishwasher. Single electric oven. Granite style work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner electric hob with fitted cooker hood.

**Lounge** - 3.78m x 3.18m (12'5" x 10'5")- Double glazed window to rear. Bifold opaque glazed doors from entrance hall. Laminate flooring. Radiator. Open to orangery.

**Orangery** - 2.67m x 2.01m (8'9" x 6'7")- Double aspect room with Bi-fold doors leading to the rear garden and double glazed window to rear, large skylight with inset spotlights. Laminate flooring. Radiator.

**First Floor Landing-** Loft access with fitted ladder, being boarded with light.

**Bedroom One** - 3.78m x 3.23m (12'5" x 10'7")- Two double glazed windows to rear. Fitted wardrobes. Radiator. Laminate flooring.

**Bedroom Two** - 3.81m x 2.44m (12'6" x 8'0")- Two double glazed windows to front. Fitted wardrobes. Radiator. Laminate flooring.

**Bathroom-** Partially tiled walls and laminate flooring. Extractor fan. Modern suite comprising of spa bath with mixer taps, shower over and fitted screen, wash hand basin set within vanity unit and W.C.

**Front Garden-** Lawn area. Gated side access.

**Driveway & Allocated Parking-** Driveway for two cars and two further allocated spaces.

**Rear Garden-** Westerly facing being mainly laid to lawn with patio area. Raised flower beds and shrubs. Fencing surround. Shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY RATING TBC**

#### 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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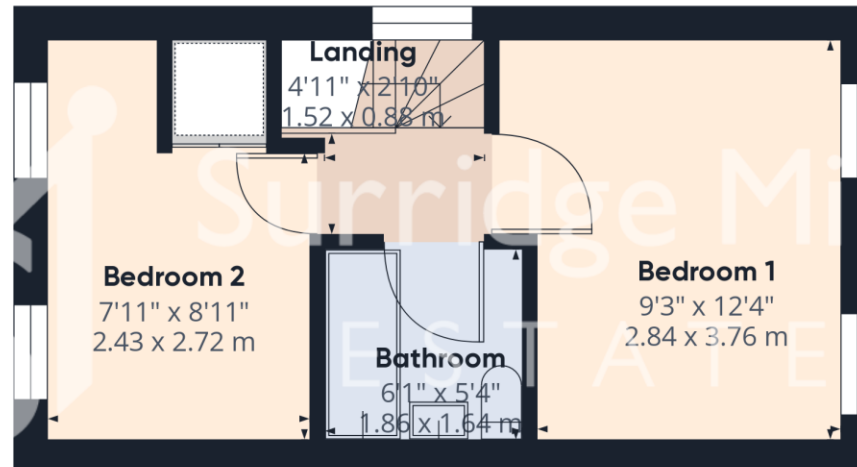


Floor 0

Approximate total area<sup>(1)</sup>

617.89 ft<sup>2</sup>

57.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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