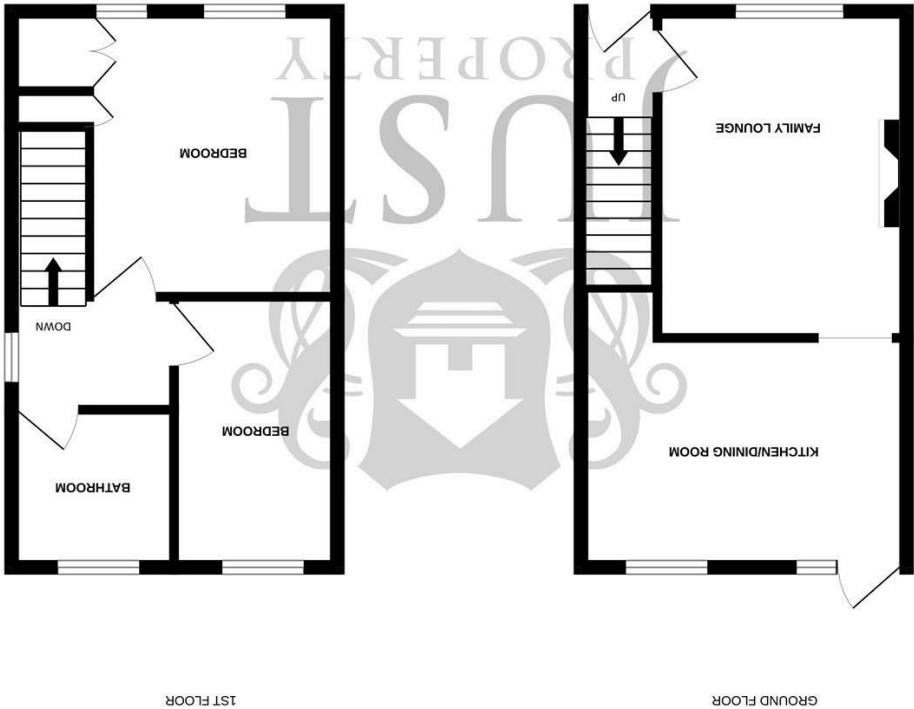




| England & Wales | | |
|---------------------------------------------|-----------|-----------|
| EU Directive 2002/91/EC | | |
| Energy Efficiency Rating | Current | Potential |
| | | |
| Very energy efficient - lower running costs | | |
| A | (92 plus) | |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | |
| Not energy efficient - higher running costs | | |
| 88 | | |
| 68 | | |



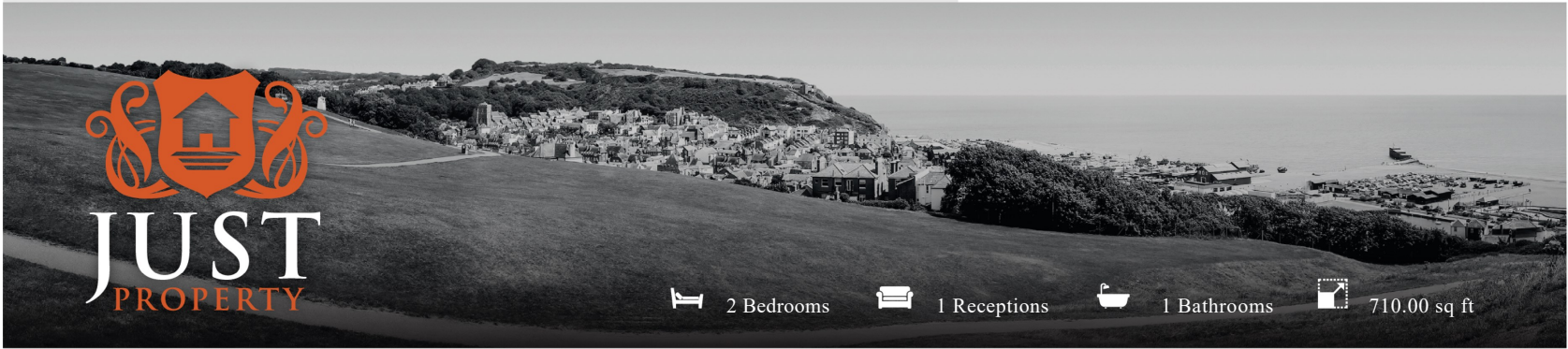
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given.


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FLOORPLANS

4 Magdalen Close, Eastbourne, BN23 8JF

www.justproperty.net





 2 Bedrooms 1 Receptions 1 Bathrooms 710.00 sq ft

4 Magdalen Close, Eastbourne, BN23 8JF



Freehold

£225,000





Freehold

£225,000

2 Bedrooms 1 Receptions 1 Bathrooms 710.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A very well presented two-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the highly sought-after Langney area of Eastbourne.

The property is ideally located close to the popular Langney Shopping Centre, which offers an excellent range of shops, cafés, restaurants and a gym. The seafront, Eastbourne town centre, and the South Downs National Park are all within easy reach, alongside well-regarded local schools and convenient bus routes.

The accommodation comprises a welcoming entrance hallway leading to a bright family lounge, a modern fitted kitchen, and an open-plan dining area. Upstairs, the spacious landing provides access to a stylish family bathroom, a well-presented principal bedroom, and a further double bedroom.

Externally, the property enjoys a front garden, off-road parking for two to three vehicles, and a private south-facing rear garden, complete with patio and lawn — ideal for outdoor entertaining.

Additional benefits include gas-fired central heating and UPVC double glazing throughout.

This superb home is being offered chain free through the vendor's chosen sole agents, Just Property.

For more information or to arrange a viewing, please call 01424 444100.

Agents note – The owner of this property is employed by Just Property.



ROOM DIMENSIONS

Front Door

Hallway

Family Lounge
13'1" x 10'2" (4.01 x 3.10)

Kitchen / Dining Room
13'1" x 9'2" (4.01 x 2.80)

Stairs Up To Landing

Bathroom
6'3" x 5'11" (1.92 x 1.82)

Bedroom
11'4" x 10'2" (3.46 x 3.10)

Bedroom
10'11" x 6'6" (3.35 x 2.00)

Front Garden

Off Road Parking x 2

Enclosed Rear Garden

FEATURES

- CHAIN FREE
- Two Bedrooms
- Off Road Parking
- Fitted Kitchen and Open Plan Dining Room
- Spacious Family Lounge
- Quiet Cul-de-Sac Position
- South Facing Enclosed Rear Garden
- Gas Central Heating and Double Glazing
- Popular Area, Close To Shops and Bus Routes
- Well Presented Semi Detached Home



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.