



**Chiltern Close, Eastbourne BN23 8HD**



**welcome to**

## **Chiltern Close, Eastbourne**

Fox & Sons are delighted to offer to the market this immaculate three bedroom family home located within the popular Penine Estate. The property is being offered to the market with no onward chain and falls within easy reach of shops, parks and transport links. The property itself offers light and spacious accommodation throughout comprising of; lounge, dining room, kitchen with additional utility room, three bedrooms with the master having an en-suite, family bathroom and downstairs cloakroom. Externally the property offers front and rear gardens, off-road parking and garage. To fully appreciate what this property has to offer we encourage a viewing at your earliest opportunity!



### Entrance Hall

Door to the front aspect. Radiator.

### Lounge

Double glazed bay window to the front aspect. Radiator.

### Dining Room

10' 3" x 9' 10" ( 3.12m x 3.00m )  
Double glazed french doors to the rear aspect. Radiator. Archway leading to:

### Kitchen

11' 6" x 7' 3" ( 3.51m x 2.21m )  
A range of base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Double glazed window to the rear and side aspect.

### Utility Room

5' 6" x 7' 4" ( 1.68m x 2.24m )  
Door to the side aspect. Space and plumbing for washing machine. Work surfaces. Sink and drainer unit.

### Cloakroom

Double glazed window to the front aspect. Low level W.C. Wash hand basin.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Airing cupboard.

### Bedroom 1

11' 2" max x 10' 6" max ( 3.40m max x 3.20m max )  
Double glazed window to the front aspect. Fitted wardrobes. Radiator.

### En Suite

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Low level W.C. Shaver point. Double glazed window to the side aspect.

### Bedroom 2

12' 8" max x 10' 10" max ( 3.86m max x 3.30m max )  
Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

### Bedroom 3

7' 1" x 6' 11" ( 2.16m x 2.11m )  
Double glazed window to the front aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Shaver point. Double glazed window to the rear aspect.

### Rear Garden

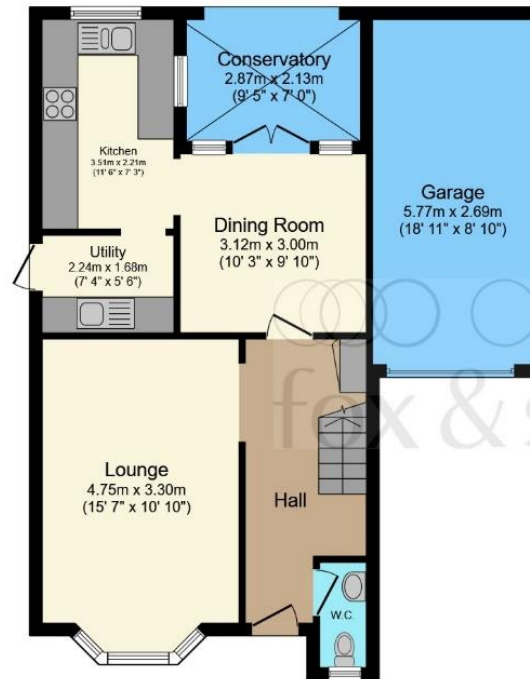
Patio area adjoining the property with area mostly of artificial grass.

### Off Street Parking

Block paved driveway for multiple vehicles.

### Garage

Up and over door. Door leading to garden.



Ground Floor



First Floor

Total floor area 115.9 m<sup>2</sup> (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Chiltern Close, Eastbourne

- NO FORWARD CHAIN
- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER
- GARAGE AND OFF ROAD PARKING
- IMMACULATELY PRESENTED
- REAR GARDEN
- POPULAR PENINE ESTATE

Tenure: Freehold EPC Rating: D

guide price

**£365,000-£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110632 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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