

35 Chiltern Close,  
Eastbourne, BN23 8HD

Freehold

Guide Price  
£400,000 - £425,000



4 Bedroom 2/3 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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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This stunning four bedroomed detached house on the Pennine Estate in North Langney has been skilfully extended and now features a delightful garden room/orangery. In addition, there is a bay fronted sitting room, and a stylish newly fitted kitchen with mostly integrated appliances that adjoins the dining room. LVT flooring extends throughout the ground floor where a new composite front door and a useful cloakroom are also included. En suite facilities compliment the master bedroom and the family bathroom/wc is modern and well appointed. Double glazing and gas fired central heating extend throughout and the driveway to the side provides off street parking and leads to the attached single garage which has a remote roller door. The landscaped rear 'Tropical' garden is a notable feature of this property with Indian sandstone patio, a central lawned area and planted borders of palms and tree ferns. Local schools, Langney shopping centre and Westham Village railway station are also in the surrounding area.

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Main Features

- Superbly Presented  
Detached House
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Garden Room/Orangery
- Modern Kitchen
- En-Suite Shower Room to  
Master Bedroom
- Bathroom/WC
- Garage & Landscaped Rear  
Garden

Entrance

Covered entrance with frosted composite double glazed door to-

Entrance Hallway

Radiator. Coats cupboard. Luxury vinyl flooring. Double glazed window to side aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Luxury vinyl flooring. Frosted double glazed window.

Sitting Room

12'6 x 12'10 (3.81m x 3.91m)  
Fireplace with ornate surround and mantel above with inset gas fire. Luxury vinyl flooring. Double glazed window to front aspect.

Modern Kitchen

13'4 x 9'3 (4.06m x 2.82m)  
Range of units comprising of inset sink bowl and mixer tap with surrounding zenith composite work surfaces and upstands with matt white cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated dishwasher and range of wall mounted units and extractor. Space for fridge freezer and understairs cupboard wit space and plumbing for washing machine. Radiator. Luxury vinyl flooring. Double glazed window to rear aspect and double glazed door to side aspect.

Dining Room

11'1 x 8'3 (3.38m x 2.51m )  
Radiator. Luxury vinyl flooring.

Garden Room/Orangery

11'6 x 11'2 (3.51m x 3.40m)  
Radiator. Luxury vinyl flooring. Double glazed window to rear and side aspect, lantern roof and double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing

Large airing cupboard housing gas boiler. Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom

10'7 x 9'11 (3.23m x 3.02m)  
Radiator. Built in wardrobes. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Shaver point. Radiator. Tiled flooring and fully tiled walls. Frosted double glazed window.

Bedroom 2

9'3 x 8'5 (2.82m x 2.57m)  
Radiator. Wood laminate flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

8'10 x 5'10 (2.69m x 1.78m)  
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 4

9'2 x 5'7 (2.79m x 1.70m)  
Radiator. Carpet. Double glazed window to front aspect.

Modern Bathroom/WC

Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin and mixer tap. Low level WC. Shaver point. Radiator. Tiled flooring and tiled walls . Frosted double glazed window.

Outside

The landscaped rear garden features areas of patio, lawn and planted borders.

Parking

A driveway to the side provides off street parking and leads to the attached garage.

Garage

17'73 x 8'57 (5.18m x 2.44m )  
Remote roller door, electric light and power. Door to garden.

COUNCIL TAX BAND = E

EPC = D

