



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£309,950



9 Ditchling Close, Eastbourne, BN23 8LS

Beautifully presented three bedroom end of terrace house, offering bright and spacious accommodation throughout. A standout feature of the property is the extraordinary conservatory, creating a fantastic additional living space overlooking the garden. The home further benefits from double glazing and gas central heating, ensuring comfort and efficiency all year round. Externally, the property boasts a large private rear garden, mainly laid to lawn with a decked seating area ideal for outdoor entertaining, along with two allocated parking spaces. Situated in a quiet close in the popular Langney area, the property is ideally positioned for well regarded school catchments, and is within easy reach of Langney Shopping Centre, local amenities and convenient bus routes.

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Main Features

- Beautifully Presented End Of Terrace House
- 3 Bedrooms
- Fitted Kitchen/Breakfast Room
- Lounge
- L-Shaped Conservatory
- Modern Bathroom/WC
- Double Glazing
- Lawned & Patio Rear Garden With Decked Seating Area
- 2 Allocated Parking Spaces
- CHAIN FREE

Entrance

Steps to entrance door to -

Hallway

Column style radiator.

Fitted Kitchen/Breakfast Room

11'2 x 8'5 (3.40m x 2.57m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine, dishwasher, fridge/freezer and cooker. Wall mounted boiler. Extractor cooker hood. Sliding door. Double glazed window to front aspect.

Lounge

14'8 x 12'8 (4.47m x 3.86m)

Radiator. Understairs cupboard. Double glazed window to rear aspect. Double glazed patio doors to -

L-Shaped Conservatory

18'5 x 9'2 (5.61m x 2.79m)

uPVC and brick construction. Radiator. Double glazed windows to rear aspect. Single double glazed door to front aspect. Double glazed French doors to rear aspect.

Stairs from Ground to First Floor Landing:

Bedroom 1

11'2 x 8'4 (3.40m x 2.54m)

Radiator. Fitted wardrobes. Loft access (not inspected) with new telescopic ladder & is partially laid to floor for storage (covering roughly 3 meters by 2 metres). Double glazed window to rear aspect.

Bedroom 2

8'9 x 7'10 (2.67m x 2.39m)

Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 3

8'8 x 6'0 (2.64m x 1.83m)

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising 'P' bath with chrome wall mounted mixer tap, shower above and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and cupboard below. Heated towel rail. Frosted double glazed window.

Outside

Patio seating area adjoining the conservatory. Mainly laid to lawn with fenced boundaries, raised decked seating area, shed and paved area to the rear of the garden.

Parking

The property has 2 allocated parking spaces to the side of the house.

EPC = C

Council Tax Band = C

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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.