



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£315,000



5 Delavall Walk, Eastbourne, BN23 6ER

A well presented CHAIN FREE three bedroom terraced house situated in the highly sought after Langney Point area. The property offers well proportioned accommodation including a spacious lounge with patio doors to the garden, a modern fitted kitchen with integrated appliances, a conservatory providing additional living space and a ground floor cloakroom. Upstairs there are three generous bedrooms and a contemporary shower room, making it an ideal family home. Outside, the property benefits from an easily maintained rear garden with decked seating areas and gated rear access, along with a garage and off-road parking. Conveniently located close to local amenities, schools and the seafront, this attractive home is considered a must view to fully appreciate the accommodation on offer.

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Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Kitchen
- Lounge
- Conservatory
- Shower Room/WC
- Low Maintenance Rear Garden
- Driveway and Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Cupboard. Stairs to first floor. Door to-

Cloakroom
Low level WC. Wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Kitchen
10'10 x 9'10 (3.30m x 3.00m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Eye level electric oven with integrated microwave above. Integrated fridge freezer, dishwasher, washing machine and wine cooler. Double glazed window to front aspect.

Lounge
17'2 x 13'1 (5.23m x 3.99m)
Radiator. Understairs storage cupboard. Double glazed patio doors to garden. Double glazed doors to-

Conservatory
12'0 x 8'0 (3.66m x 2.44m)
UPVC and brick construction. Radiator. Double glazed windows. Double glazed doors to garden.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected).

Bedroom 1
13'0 x 9'11 (3.96m x 3.02m)
Radiator. Variety of fitted wardrobes and units. Double glazed window to rear aspect.

Bedroom 2
9'11 x 8'7 (3.02m x 2.62m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 3
9'9 x 6'9 (2.97m x 2.06m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Shower Room/WC
Corner shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is laid to artificial lawn with fenced boundaries, a decked seating area and gated rear access. Door to-

Garage
Up and over door. Door to garden.

Parking
A driveway to the rear of the property, next to the garage provides off road parking.

COUNCIL TAX BAND = C

EPC = 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.