



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£240,000 - £250,000



1 Bedroom



1 Reception



1 Bathroom



## 19 Chaucer Walk, Eastbourne, BN23 7QT

\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*

A well presented one bedroom semi detached bungalow, ideally located in a quiet cul-de-sac in Langney. This spacious home features a large double bedroom with built in wardrobes and French doors opening into a modern conservatory with air conditioning, a generous lounge and a functional kitchen. Outside boasts a rare double garage with power, currently used as a workshop and gym space. Ideal for first time buyers or downsizers, with excellent transport links and local amenities nearby.

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## Main Features

- Semi Detached Bungalow
- 1 Bedroom
- Lounge
- Kitchen
- Double Glazed Conservatory
- Patio Rear Garden
- Double Garage
- Close to Local Transport Links
- Double Glazing & Gas Central Heating Throughout
- New Laminate Flooring Throughout

## Entrance

Double glazed front door to-

## Hallway

Cupboard housing combi boiler. Radiator. Carpet.

## Lounge

13'0 x 11'4 (3.96m x 3.45m)

Radiator. Carpet. Double glazed window to front aspect.

## Kitchen

9'0 x 8'1 (2.74m x 2.46m)

Fitted range of wall and base units, worktops with inset bowl and a half sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven.

Space and plumbing for washing machine and dishwasher. Radiator. Part tiled walls. Double glazed window to side aspect. Double glazed door to rear.

## Bedroom

12'0 x 9'8 (3.66m x 2.95m)

Carpet. Radiator. Fitted wardrobes. Double glazed double doors into-

## Double Glazed Conservatory

10'3 x 7'11 (3.12m x 2.41m)

Air conditioning unit. Carpet. Tinted glass roof. Double glazed windows. Double glazed French doors to garden.

## Bathroom/WC

Panelled bath with mixer tap and handheld shower attachment. Wash hand basin. Low level WC. Fully tiled walls. Carpet. Heated towel rail. Frosted double glazed window.

## Outside

The rear garden is mainly laid to patio with a pergola, pond, outside tap and raised seating area. Access to the-

## Double Garage

Up and over door. Power and light.

**COUNCIL TAX BAND = B**

**EPC = C**