

18 Friday Street,  
Eastbourne, BN23 8AG



 3 Bedroom  2 Reception  2 Bathroom

Freehold

Offers In Excess Of  
£400,000



**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) [01323 412200](tel:01323 412200)

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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Situated in the highly sought after North Langney area, this beautifully presented detached chalet style home offers deceptively spacious and versatile accommodation, ideal for modern family living. Thoughtfully maintained throughout, the property features a generous kitchen/dining room - perfect for entertaining - alongside a bright and welcoming sitting room with double doors opening onto the rear garden. The ground floor also benefits from a well proportioned bedroom with en-suite shower room, a separate study or optional fourth bedroom and a convenient cloakroom. Upstairs, two further double bedrooms are complemented by a stylish family bathroom, creating flexible living arrangements for a range of buyers. Externally, the home enjoys a well kept and secure rear garden, a garage with electric roller door, power and light and off road parking to the front. Ideally located within easy walking distance of local shops, amenities and transport links, this is an excellent opportunity to acquire a well appointed home in a popular and convenient setting.

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Main Features

- Detached Chalet
- 3 Double Bedrooms
- Ground Floor Cloakroom
- Study
- Lounge
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage

**Entrance**  
Double glazed front door to-

**Hallway**  
Radiator. Understairs cupboard.

**Cloakroom**  
Low level WC. Wash hand basin with mixer tap. Extractor fan. Part tiled walls. Radiator.

**Study**  
10'6 x 7'1 (3.20m x 2.16m)  
Radiator. Double glazed bay window to front aspect.

**Lounge**  
20'3 x 10'7 (6.17m x 3.23m)  
Radiator. Electric fireplace. Two double glazed windows to side aspects. Double glazed patio doors to garden.

**Kitchen/Dining Room**  
21'3 x 12'6 (6.48m x 3.81m )  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level combi/microwave oven. Integrated fridge freezer, dishwasher and washing machine. Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

**Bedroom 1**  
12'5 x 10'4 (3.78m x 3.15m)  
Radiator. Built in wardrobe. Double glazed bay window to front aspect. Door to-

**En Suite Shower Room/WC**  
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan.

**Stairs from Ground to First Floor Landing**  
Full width airing cupboard.

**Bedroom 2**  
14'6 x 11'11 (4.42m x 3.63m)  
Radiator. Fitted wardrobe. Double glazed window to front aspect.

**Bedroom 3**  
14'4 x 8'2 (4.37m x 2.49m)  
Radiator. Loft access (not inspected). Double glazed window to front aspect.

**Bathroom/WC**  
Panelled bath with mixer tap, shower screen and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail.

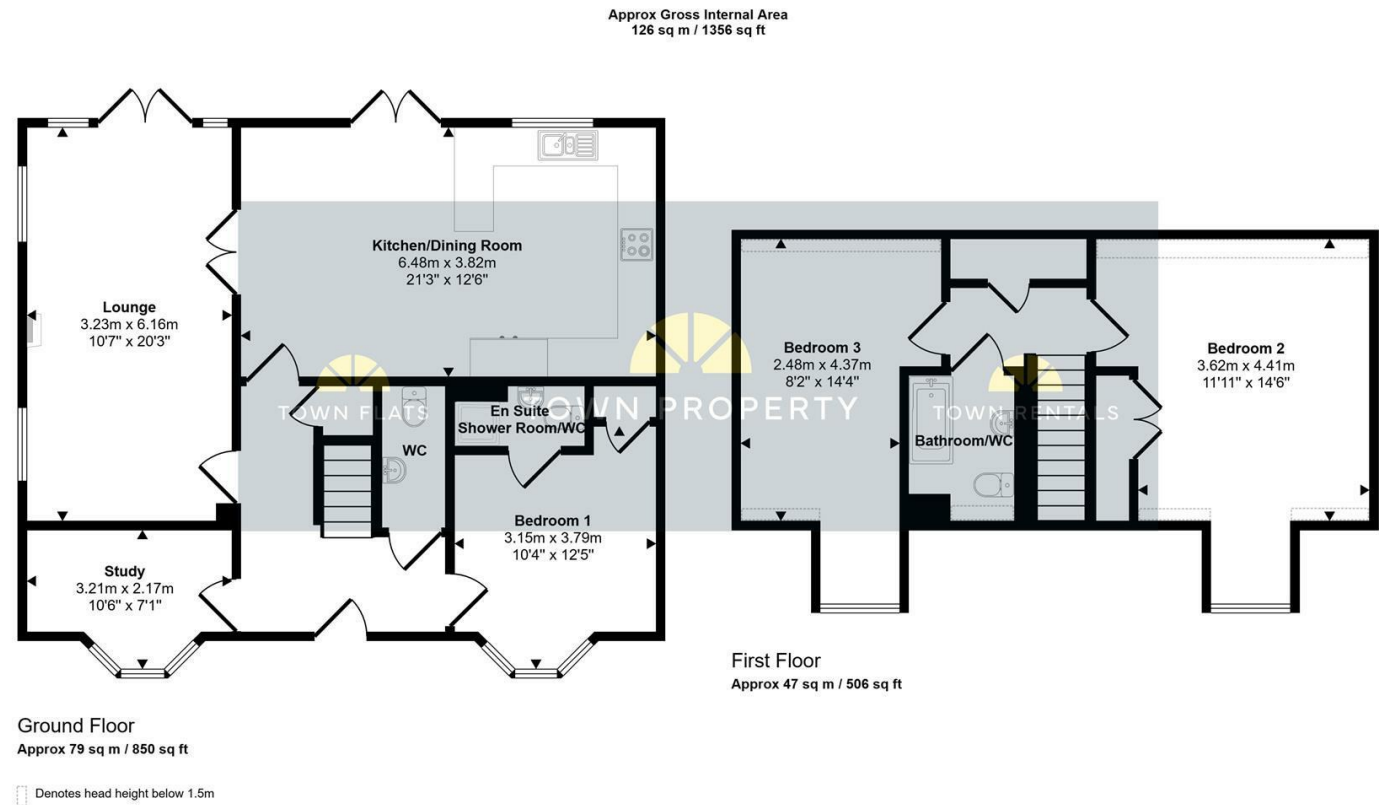
**Outside**  
The rear garden is laid to lawn with an area of patio adjoining the house and a path leading to the-

**Garage**  
Electric up and over door. Light and power. Door to garden.

**Parking**  
A driveway in front of the garage provides off road parking,

**COUNCIL TAX BAND = D**

**EPC = C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.