



Freehold



£269,950



19 Chaucer Walk, Eastbourne, BN23 7QT

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	Entrance Double glazed front door to-
 Semi Detached Bungalow 	Hallway Cupboard housing combi boiler. Radiator. Carpet.
• 1 Bedroom	
• Lounge	Lounge 13'0 x 11'4 (3.96m x 3.45m)
• Kitchen	Radiator. Carpet. Double glazed window to front aspect.
Double Glazed Conservatory	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.
• Patio Rear Garden	
Double Garage	
Close to Local Transport Links	
• Double Glazing & Gas Central	Bedroom 12'0 x 9'8 (3.66m x 2.95m)
Heating Throughout	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

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

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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 (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.