

5 Piltdown Way,
Eastbourne, BN23 8LB

Freehold

£385,000



5 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 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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A beautifully presented 5 bedroom detached house that has undergone significant improvement. Situated in North Langney the house provides spacious and well proportioned accommodation comprising of a ground floor 5th bedroom, ground floor cloakroom, lounge with separate dining area, refitted kitchen and conservatory. The first floor has 4 good sized bedrooms, the master with a refitted en-suite shower room/WC and further refitted bathroom. The well presented gardens are laid to lawn & patio and there is a good sized storage workshop. Stone Cross Village, nearby shops and Langney Shopping Centre are all within the surrounding area. An internal inspection comes highly recommended.

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Main Features

- Spacious & Well Presented 5 Bedroom Detached House
- Ground Floor Cloakroom
- Ground Floor Bedroom 5
- Lounge & Separate Dining Area
- Fitted Kitchen
- Double Glazed Conservatory
- En-Suite Shower Room/WC & Further Modern Bathroom/WC
- Double Glazing
- Lawn & Patio Rear Garden With Brick Built Workshop
- Off Road Parking

Entrance
Entrance door to -

Hallway
Oak flooring. Stairs to first floor Landing.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Ground Floor Bedroom 5
9'5 x 8'0 (2.87m x 2.44m)
Radiator. Fitted wardrobe. Oak flooring. Double glazed window to front aspect.

Lounge
17'1 x 12'9 (5.21m x 3.89m)
Coved ceiling. Television point. Fitted wire rack. Wood effect flooring. Double glazed bay window. Archway to -

Dining Area
10'0 x 9'4 (3.05m x 2.84m)
Radiator. Coved ceiling. Wood effect flooring. Doors to conservatory & kitchen.

Double Aspect Fitted Kitchen/Breakfast Room
17'6 x 8'2 (5.33m x 2.49m)
Range of fitted high gloss wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in 5 ring gas hob with electric oven and contemporary style extractor cooker hood. Space for upright fridge/Freezer. Plumbing and space for washing machine. Integrated dishwasher. Breakfast bar. Cupboard housing gas boiler. Inset spotlights. Double glazed windows to rear & side aspects.

Double Glazed Conservatory
8'11 x 8'11 (2.72m x 2.72m)
Vaulted ceiling with double glazed windows. Power & light. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing:
Loft access (Not inspected). Airing cupboard with fixed shelving. Radiator.

Bedroom 1
12'10 x 10'6 (3.91m x 3.20m)
Radiator. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with rainwater showerhead. Low level WC. Wash hand basin. Part tiled walls. Tiled floor. Radiator.

Bedroom 2
11'4 x 9'3 (3.45m x 2.82m)
Radiator. Built-in cupboard. Double glazed window to rear aspect.

Bedroom 3
8'6 x 8'6 (2.59m x 2.59m)
Radiator. Double glazed window to front aspect.

Bedroom 4
10'0 x 7'10 (3.05m x 2.39m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC
White suite comprising Jacuzzi bath with handheld shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Radiator. Frosted double glazed window.

Outside
The rear garden is laid to lawn and patio with raised flower beds, mature trees & shrubs, a greenhouse, gated side access and door to the wonderful brick built workshop, with power & light.

Parking
To the front there is off road parking for 2 vehicles.

Council Tax Band = E

