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3 Magellan Way, Eastbourne, East Sussex, BN23 6RS
Asking Price £385,000 Freehold

This attractive three bedroomed detached home is ideally situated within the popular Langney Point area of Eastbourne and is offered to the market chain free. The property benefits from gas-fired central heating and double glazing, providing well-proportioned accommodation comprising a spacious living room with direct access to the rear garden, a kitchen/breakfast room, principal bedroom with en-suite shower room, two further bedrooms, a family bathroom and a separate cloakroom. Outside, the property enjoys driveway parking for two vehicles, a garage and a level rear garden. An internal viewing is highly recommended to fully appreciate all that this home has to offer. EPC=D.



Magellan Way is ideally situated within the popular Langney Point area of Eastbourne, enjoying a predominantly level location which is particularly convenient for everyday living. The property is well placed for the nearby seafront, offering easy access to coastal walks and the beach, together with a range of local shops and amenities. Regular bus services provide convenient connections to Eastbourne town centre and the surrounding areas, making this a popular and practical location for both families and those seeking a more relaxed coastal lifestyle.

*** POPULAR LANGNEY POINT AREA * WALKING DISTANCE TO SEAFRONT & BEACH * THREE BEDROOMS * LIVING ROOM * KITCHEN/BREAKFAST ROOM * FAMILY BATHROOM AND EN-SUITE * CLOAKROOM * DRIVEWAY PARKING & GARAGE * LEVEL GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, personnel door to garage.

Cloakroom
Low level wc, wash hand basin, radiator.

Living Room
20'2 max x 12'1 max (6.15m max x 3.68m max)
(12'1 max into bay reducing to 10'2 in the dining area)
Fireplace with fitted living flame gas fire (not tested), two radiators, window to rear and doors to rear garden.

Kitchen/Breakfast Room
16'8 x 7'11 (5.08m x 2.41m)
(16'8 plus bay x 7'11 max, measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset sink unit, undercounter electric oven, gas hob with extractor fan over, integrated appliances include, dishwasher, washing machine, fridge/freezer, Potterton gas fired boiler, bay window to front and door to side.

Stairs rising from entrance hall to:

First Floor Landing
Airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1
11'11 x 10'7 (3.63m x 3.23m)
Built-in wardrobe cupboards, radiator, outlook to rear.

En-Suite Shower Room
Tiled shower cubicle, pedestal wash hand basin, low level wc, radiator, shaver point, window to rear.

Bedroom 2
11'4 x 11'1 (3.45m x 3.38m)
Built-in wardrobe cupboard, radiator, two windows to front.

Bedroom 3
8'7 max x 8'6 (2.62m max x 2.59m)
Radiator, outlook to front.

Family Bathroom
Bath with mixer tap and shower attachment, wash hand basin, low level w/c, part tiled walls, window to rear.

Garage
15'7 x 8'7 (4.75m x 2.62m)
(15'7 extending to 18'4 max into recess x 8'7 max, maximum measurements include depth of internal fittings fixtures and structures and pillars)
Light and power, up and over door to front and personnel door to entrance hall.

Driveway Parking
Block-paved driveway parking to front for approximately two cars.

Rear Garden
Level garden area featuring a spacious patio area to the immediate rear of the property, lawned area, summerhouse, shed, outside tap and gate to side.

COUNCIL TAX BAND:
Council Tax Band -'D' Eastbourne Borough Council.

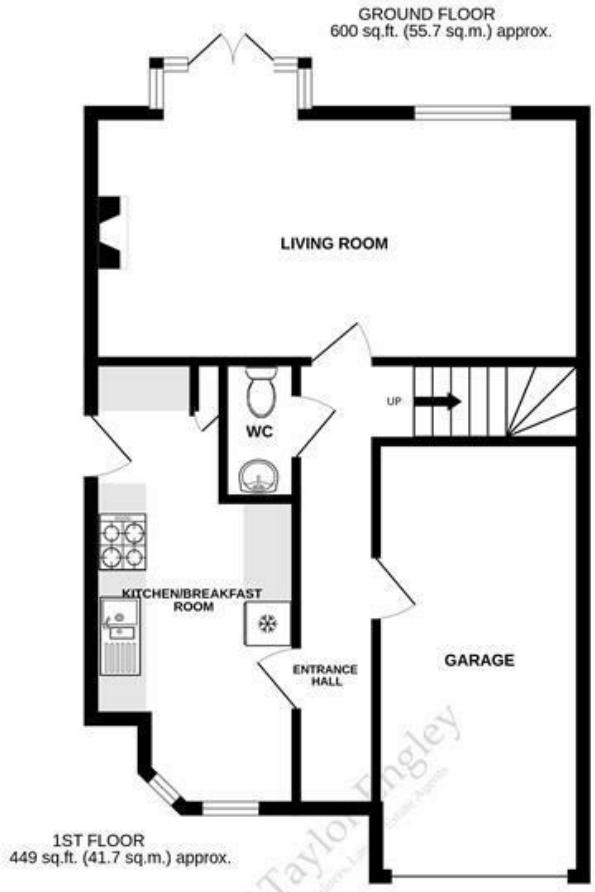
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.







TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

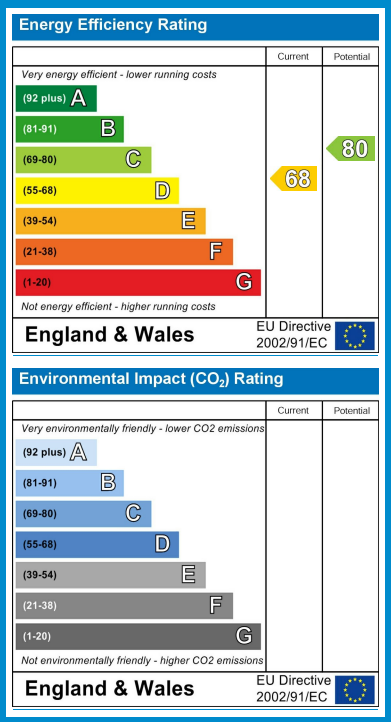
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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