



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Seven Sisters Road, Eastbourne, BN22

Freehold | Bungalow | 2 Bedrooms

Home & Castle are pleased to advertise this CHAIN FREE, spacious 2 BEDROOM SEMI-DETACHED BUNGALOW. Nestled in the sought after area of Lower Willingdon, this property is a great project and investment opportunity. Located close to many local schools and amenities this property also has stunning views of the Sussex downs. This Bungalow comprises of a large open-plan lounge diner, 2 DOUBLE BEDROOMS and a garden to the front with an enclosed low maintenance garden to the rear. Viewing is recommended to appreciate this home.

**FOR SALE**  
**FREEHOLD**  
**£325,000**

### **Outside Front**

Areas of lawn to the left and right of pathway to front door. Side gate to rear of property.

### **Entrance Porch 6'4" x 3'5" (1.93m x 1.04m)**

Double glazed porch.

### **Open Plan Lounge Diner**

#### **Lounge Area 16'8" x 11'6" (5.08m x 3.51m)**

Gas fire, power points, ceiling fan and light fittings. Carpet. Double glazed sliding door to conservatory.

#### **Dining Area 9'8" x 7'7" (2.95m x 2.31m)**

Light fitting, power points and radiator. Double glazed window to conservatory. Carpet.

#### **Conservatory 17'8" x 10'9" (5.38m x 3.28m)**

Built-in cupboards, drawers and worktop. Wall light. Wood effect laminate flooring. Half-glazed door to rear garden.

#### **Kitchen 11'6" x 8'3" (3.51m x 2.51m)**

Range of base and wall cupboards with drawers and worktops. Freestanding electric cooker (included), space for washing machine and tumble dryer. Partly tiled walls. Downlights. Double glazed window to front of property.

#### **Bedroom 1 13'8" x 9'8" (4.17m x 2.95m)**

Built-in wardrobe, drawers, light pendant, power points, radiator and double glazed window to rear of property. Carpet.

#### **Bedroom 2 11'7" x 8'4" (3.53m x 2.54m)**

Light pendant, power points, radiator and double glazed window to front of property. Carpet.

#### **Bathroom 8'5" x 8'2" (2.57m x 2.49m)**

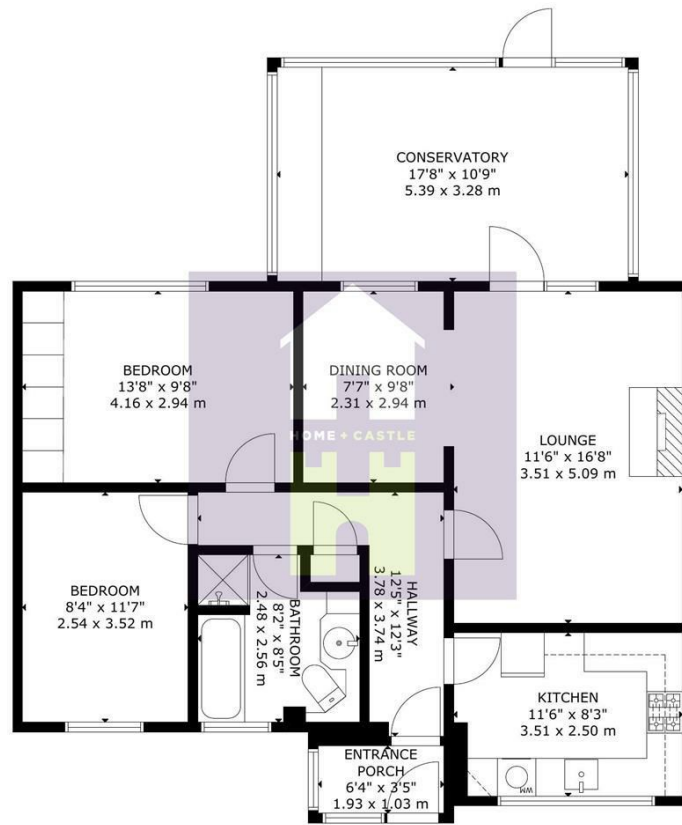
Bath with taps and shower attachment. Separate shower cubicle, WC, basin with vanity unit and plenty of storage options. Tiled walls with heated towel rail above bath. Vinyl flooring. Opaque double glazed window to front of property.

### **Outside Rear**

Enclosed low maintenance rear garden. Paved areas with decorative stoned quadrants. Raised borders for planting. Shed for storage.



# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 92 m<sup>2</sup>/994 sq.ft  
 FLOOR 1: 92 m<sup>2</sup>/994 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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