



**HOME + CASTLE**  
ESTATE AGENTS

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## Swinburne Avenue, Eastbourne, BN22

Freehold | Bungalow - Link Detached | 3 Bedrooms

Home + Castle are pleased to advertise this nicely presented 3 bedroom link detached bungalow in a very popular residential area of Willingdon. Double glazed, gas central heating, low maintenance garden, garage and off-road parking for 2 - 3 cars. Lovely property.

Great location, being close to local shops, bus routes and the Downs.

**FOR SALE**  
**FREEHOLD**  
**£375,000**

### Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

### Front of Property

Driveway with off road parking for 2 - 3 cars and areas covered in shingle plus plants. Electric up and over door to garage.

### Porch 6'6" x 3'1" (1.98m x 0.94m)

uPVC door with opaque double glazed windows, fitted storage cupboard, vinyl tile effect flooring, fitted light and panelled walls. Half glazed wooden door to

### Hallway "L Shaped" 12'4" x 11'6" (3.76m x 3.51m)

Oak effect Karndean flooring, fitted smoke alarm, pendant light, radiator and storage cupboard housing utility meter. Access to insulated, partially boarded loft with lighting and pull-down ladder. Airing cupboard with water tank.

### Lounge Diner 16'8" x 11'7" (5.08m x 3.53m)

Feature fireplace with fitted gas fire, radiators, coved ceiling, power points, pendant lighting and carpet. Patio doors to

### Conservatory 16'7" x 8'7" (5.05m x 2.62m)

Power points, tiled flooring, fitted light and patio doors to garden.

### Kitchen 11'7" x 8'1" (3.53m x 2.46m)

Range of base wall and drawer units with fitted work surfaces. 1 1/2 bowl sink unit with riser tap, plumbing and space for washing machine. Space for fridge freezer. Fitted eye level cooker, grill and microwave. Fitted breakfast bar, coved ceiling, fluorescent lighting. Vinyl flooring and double glazed window to the front aspect. Power points, part tiled walls and wall mounted Worcester boiler.

### Bedroom 1 13'3" x 9'9" (4.04m x 2.97m)

Double glazed window to rear aspect, carpet, radiator, power points and pendant light. Fitted wardrobes and drawers.

### Bedroom 2 11'6" x 8' (3.51m x 2.44m)

Double glazed window to front aspect, fitted wardrobes and drawers, radiator, pendant lighting, coved ceiling and power points.

### Bedroom 3 9'9" x 7' (2.97m x 2.13m)

Currently used as a dining room. Double glazed window to rear aspect, carpet, power points, radiator, fitted light and coved ceiling.

### Bathroom 8'1" x 8' (2.46m x 2.44m)

Modern white suite. Panelled bath with mixer taps and shower attachment, separate shower cubicle, WC, basin, wall cabinet and radiator. Opaque double glazed windows x 2 to front of property. Tiled walls and Karndean wood effect flooring.

### Rear of Property

Low maintenance, block paved garden with flower and shrub beds. Shed, summer house and uPVC door providing access to garage. Gate offering rear access.

### Garage

Electric up and over door. Power and lighting.

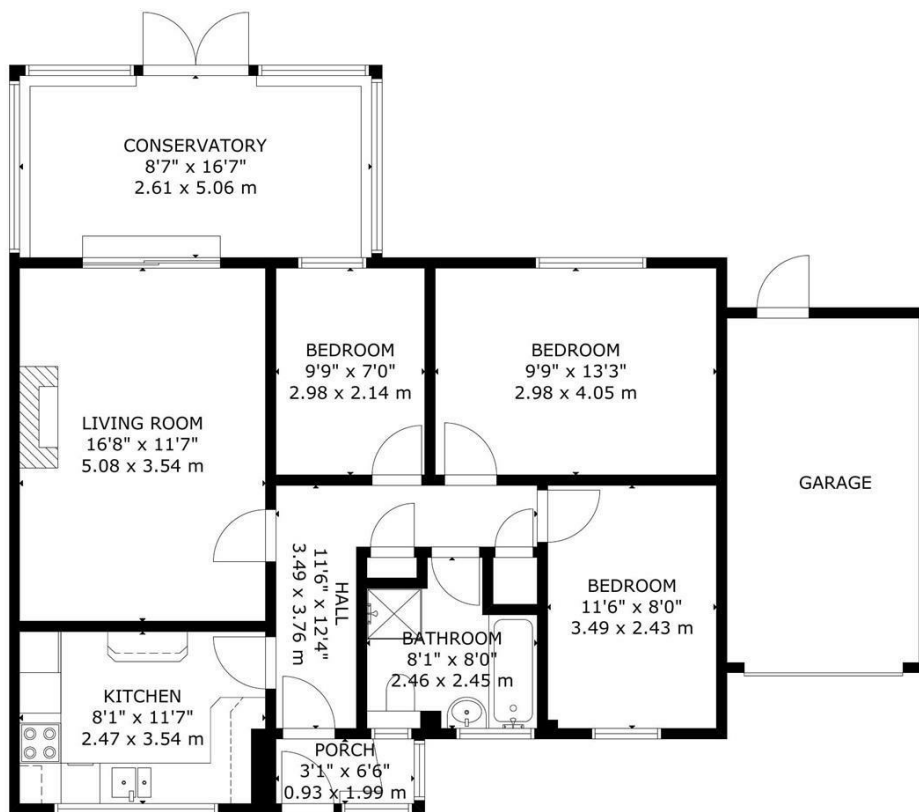
### Additional Information

Energy Performance Rating C

Council Tax Band - D



# Floor Plan



GROSS INTERNAL AREA  
 TOTAL: 84 m<sup>2</sup>/905 sq.ft  
 FLOOR: 1:84 m<sup>2</sup>/905 sq.ft  
 EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>/20 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>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
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		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.