



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Lodge Avenue, Eastbourne, BN22 0JB

3 Bedroom Detached Chalet Bungalow

Home + Castle are pleased to advertise this spacious 3 bedroom detached chalet bungalow with 2 receptions, sun room and a ground floor bedroom with ensuite bathroom. The 1st floor offers 2 further double bedrooms and a bathroom. Detached garage and off-road parking for 4 - 5 cars.

FOR SALE

3 BEDROOM

£610,000

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.

Approach

Driveway with off road parking for 4 - 5 vehicles. Detached garage.. Large area of paving with borders and centre piece for flowers and shrubs. Mature hedging providing screening and privacy. Side gate to rear garden.

Entrance 11'8" x 5'4" (3.56m x 1.63m)

Solid oak door to entrance hall. Double glazed window, radiator, cornice ceiling, pendant light and power points.

Hallway 12'10" x 10'7" (3.91m x 3.23m)

Carpet, pendant light, smoke alarm, power points, cupboard for coats and shoes. Under stairs storage, doors to all rooms and stairs to 1st floor landing.

Lounge 20'9" x 13'1" (6.32m x 3.99m)

Dual aspect with double glazed windows to front and side of property. Double glazed patio doors to rear garden. Feature fire place with marble hearth and gas fire. Carpet, power points, ceiling light, coved ceiling and radiator. Double doors with opaque decorative glazing to dining room.

Dining Room 19'1" x 9'9" (5.82m x 2.97m)

Oak effect laminate flooring, radiator, coved ceiling, pendant light and power points. Archway to sun room.

Sun Room

Dual aspect, French double glazed doors to garden. Radiator, oak effect laminate flooring, coved ceiling, pendant light and power points.

Kitchen 17'4" x 11'6" (5.28m x 3.51m)

Range of base wall and drawer units with fitted work surfaces. Integrated Neff double oven and grill. Neff 5 ring gas hob with extractor hood. Spaces for fridge freezer, washing machine, tumble dryer and dishwasher, 1 1/2 bowl sink with chrome mixer tap. Double glazed window to rear aspect, fully tiled floor, downlights and power points. Coved ceiling and double glazed door to side of property.

Ground Floor Bedroom 13'4" x 13'4" (4.06m x 4.06m)

Double glazed bay window to the front aspect, fitted wardrobes, carpet, radiator, coved ceiling, power points and pendant light.

Ensuite Bathroom 8'5" x 7'3" (2.57m x 2.21m)

Panelled bath with fitted mixer tap and shower attachment. Sink with vanity unit, WC, shower cubicle with Mira shower, vinyl flooring, radiator, part tiled walls, down lights, wall mounted heater, extractor fan, coved ceiling and opaque double glazed window to side of property.

WC 8'5" x 3'7" (2.57m x 1.09m)

WC and hand basin with vanity unit. Opaque double glazed windows, sliding cupboard, vinyl flooring, fitted towel rail and pendant light.

1st Floor Landing 13'9" x 7'3" (4.19m x 2.21m)

Stairs rising to first floor with ornate balustrade, double glazed windows to rear aspect, loft access, storage cupboard housing Worcester boiler, radiator, power points and pendant light.

Bedroom 1 20'5" x 9'9" (6.22m x 2.97m)

Double glazed windows to front aspect, fitted wardrobes with matching drawers. Carpet, fitted lights, sink with vanity unit, storage cupboard into the eaves, fitted lights and power points.

Bedroom 2 12'9" x 9'11" (3.89m x 3.02m)

Double glazed window to side of property, radiator, pendant light, power points and carpet.

Bathroom 9'11" x 7'6" (3.02m x 2.29m)

White suite comprising of panelled bath with mixer taps and chrome shower hose attachment. Separate shower cubicle. WC, basin, bidet, chrome ladder style towel radiator, part tiled walls, vinyl flooring, and double glazed opaque windows to side of property.

Detached Garage

Up and over door, with power and light.

Rear Garden

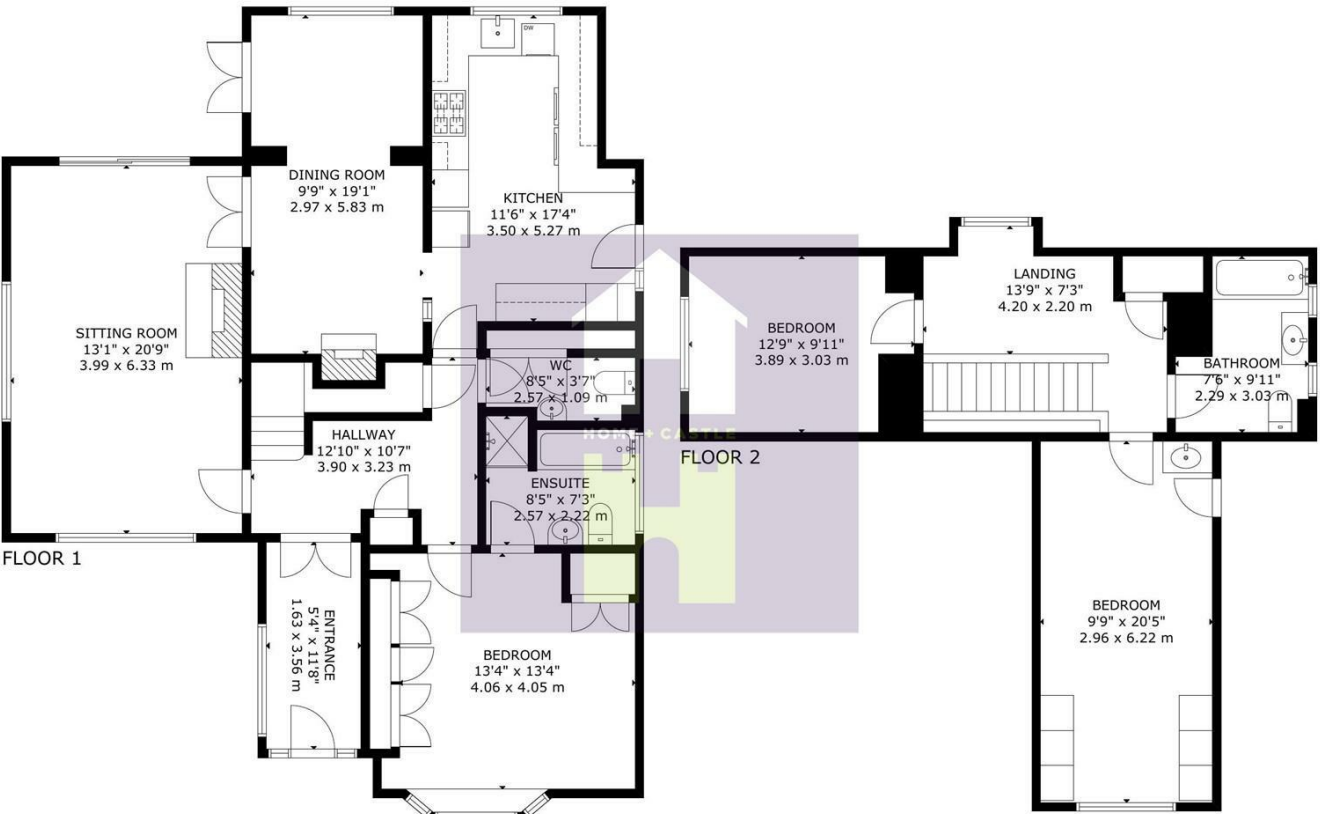
Enclosed rear garden, mainly laid to lawn with mature shrubs and flower borders. Paved patio area. Summer house, green house and side door to garage.

Additional Information

Energy Performance Rating - D

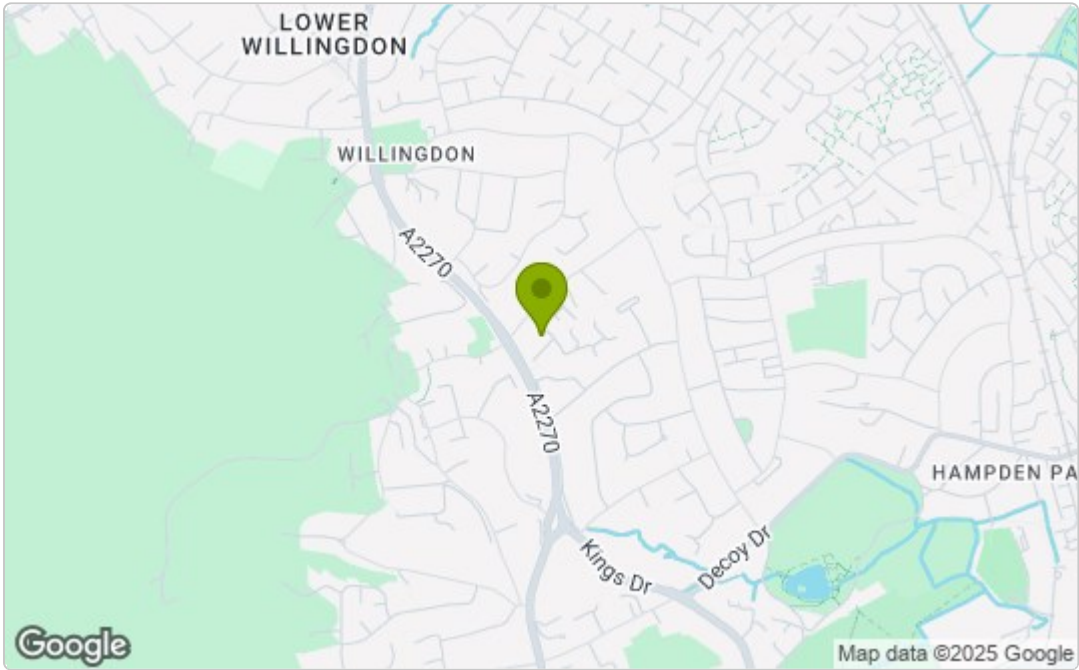
Council Tax Band - E

Floor Plan



GROSS INTERNAL AREA
TOTAL: 163 m²/1,753 sq ft
FLOOR 1: 111 m²/1,194 sq ft, FLOOR 2: 52 m²/559 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

