



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Westfield Road, Eastbourne, BN21

Freehold | Bungalow - Detached | 3 Bedrooms

A modern THREE bedroom detached bungalow in the quiet Rodmill area, close to shops, schools and facilities. Having been updated by the current owners the property now offers off road parking for multiple vehicles, contemporary kitchen and neutral decor.

FOR SALE
FREEHOLD
£375,000

Location

The property is located at the start of Westfield Road which is in the Rodmill area of Eastbourne. Within walking distance of the bungalow is a parade of shops, eateries and bus stops. Eastbourne town centre and train station are less than 2 miles away. Schools for all ages are within easy reach, these include Cavendish School, Ocklynge Junior School and Ratton Secondary School.

Front Garden

The shingle off road parking area offers space for 2 vehicles, with further space to the side of the property on the concrete driveway leading to the garage. Lawn area. Steps and a raised flowerbed lead to the front door.

Hallway 19'6" length (5.95 length)

Half glazed Upvc front door, pendant lights, radiator and loft hatch. Storage cupboard.

Cloakroom 4'7" x 3'1" (1.4 x 0.95)

Toilet, slimline vanity basin with storage below. Extractor, radiator and window with obscured glass.

Bedroom One 11'7" 10'9" (3.55 3.3)

Large window to the front aspect, radiator and pendant light.

Bedroom Two 10'9" x 9'2" (3.3 x 2.8)

Window the side aspect, radiator and pendant light.

Bedroom Three 9'0" x 8'2" (2.75 x 2.5)

Window to the side, radiator and light fitting.

Bathroom

A contemporary suite with wall hung basin unit with storage below, paneled bath with shower over. Chrome ladder radiator and window to the side with obscured glass. Tiled walls.

Kitchen 10'7" x 9'0" (3.25 x 2.75)

Modern wall and floor units with complementary wood effect worktop. Sink with mixer tap and drainer. Ceramic hob with extractor over and Bosch oven beneath, integrated dishwasher and space for fridge freezer. Double glazed window overlooking the rear garden, with side access door. Radiators.

Living Room 14'5" x 12'1" (4.4 x 3.7)

A lovely dual aspect room with windows to the side aspect and glazed doors to the conservatory. Television points.

Conservatory 13'5" x 6'6" (4.1 x 2)

Glazed to three sides, overlooking the rear garden with access onto the patio. Currently set with having a laundry space with plumbing in place. Tiled flooring.

Rear Garden

A paved patio area provides the ideal space for alfresco dining and entertaining. Steps rise up to the lawn area which extends to provide a large area, with flower beds, mature shrubbery and a shed. Views over Eastbourne can be enjoyed from the elevated garden.

Garage 16'4" x 8'6" (5 x 2.6)

Up and over door. Door to the side onto the patio.

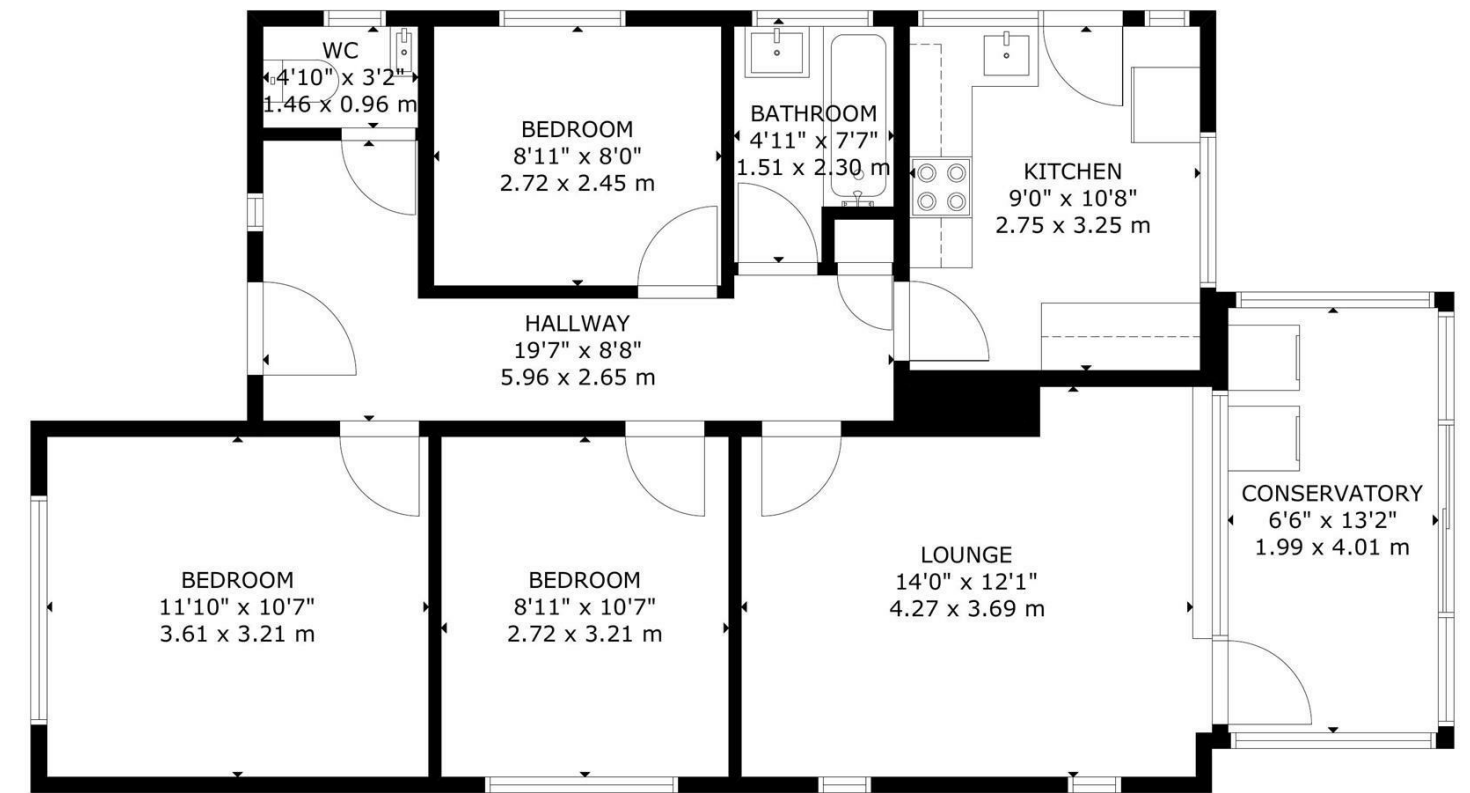
Additional Information

Council Tax Band: D

EPC Rating: D

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

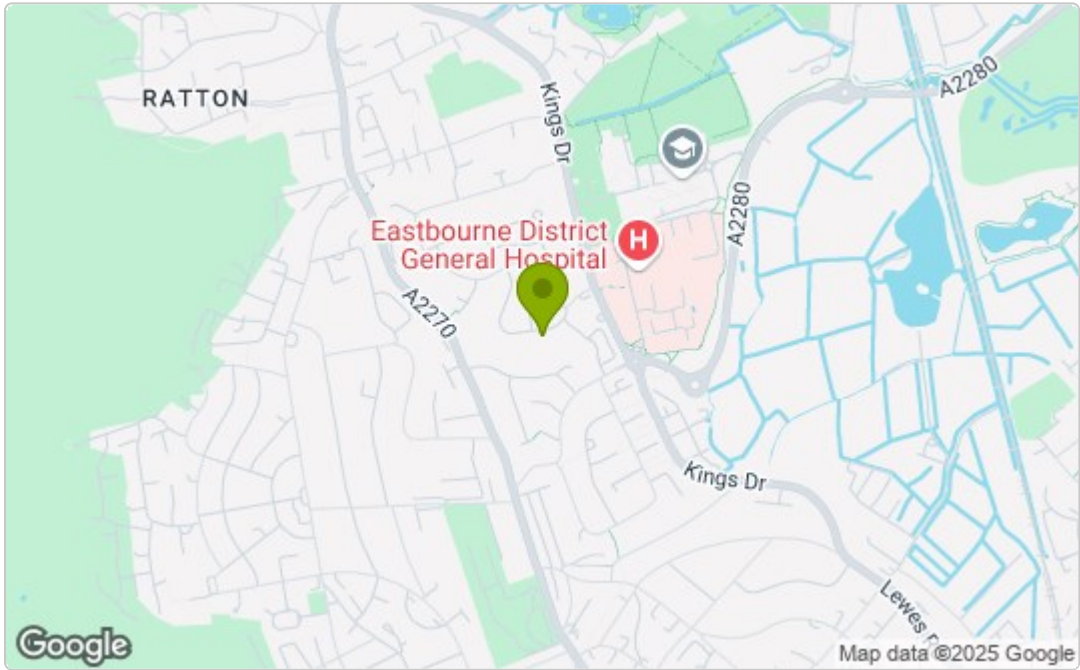
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 78 m²/844 sq.ft
FLOOR 1: 78 m²/844 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

