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**VIEWING HIGHLY  
RECOMMENDED**



**new  
instruction**



## Cormorant Close, Eastbourne, BN23

Freehold | Bungalow - Detached | 2 Bedrooms

Offered to the market with no onward chain is this detached two bedroom bungalow, situated in a cul-de sac on the popular Birds Estate. Externally the property has off road parking that leads to the single detached garage as well a good size rear garden. The accommodation is neutrally decorated with well proportioned rooms, including a living room which has access out to the rear garden. Langney Shopping Centre is within walking distance offering an array of shops and eateries as well as main bus route connections.

**FOR SALE**  
**FREEHOLD**  
**£300,000**

### Location

The Birds Estate is a favoured location due to its fantastic proximity to shops, amenities as well as main bus routes. The recently extended Langney Shopping Centre has brands including Tesco, Boots and Iceland, as well as having a Dentist Surgery and a community Library. Another positive contributing factor is that the majority of properties are bungalows, which offer larger plots as well as privacy from neighbours.

### Approach

The front garden is mainly laid to lawn with the driveway running to the side of the property and leads to the single garage.

### Hallway

A double glazed uPVC door opens into the hallway which has two storage cupboards, coat mat and carpet. There's a loft hatch, inset ceiling spotlights and powerpoints.

### Bedroom One 14'2" x 11'10" (4.32 x 3.61)

A well proportioned room with double glazed window to the front aspect. Radiator, powerpoints, carpet and ceiling light.

### Bedroom Two 10'5" x 8'3" (3.2 x 2.54)

Carpet, double glazed window to the front aspect, coved ceiling, powerpoints, ceiling light and radiator.

### Shower Room 7'5" x 5'5" (2.27 x 1.67)

A fully tiled room that has contemporary fittings including double shower cubicle which has a thermostatic shower and glazed screen. Vanity unit with inset basin and storage cupboard beneath, toilet that has a concealed cistern. Double glazed window with obscured glass, extractor, chrome ladder radiator and inset ceiling spotlights.

### Living Room 15'0" x 14'2" (4.59 x 4.34)

A lovely room overlooking the rear garden that offers space for lounge and dining zones. There is a double glazed sliding patio door as well as a double glazed window. Radiator, carpet, powerpoints and ceiling light. Door through to;

### Kitchen 10'1" x 8'5" (3.09 x 2.58)

Fitted with a comprehensive range of wall and floor units finished with cream cabinetry and wood effect complementary worktop. One and half bowl sink with mixer tap and drainer that is set beneath a double glazed window. Four ring gas hob with oven beneath and extractor over. Integrated under counter fridge and freezer, space for washing machine. Combi boiler. Tiled flooring, radiator, powerpoints and inset ceiling spotlights. Double glazed door to side aspect.

### Garage

Up and over door and uPVC door leading to garden. Power and lighting.

### Rear Garden

The rear garden is mainly laid to lawn with an array of mature shrubs and it has a pathway leading to the wooden shed.

### Additional Information

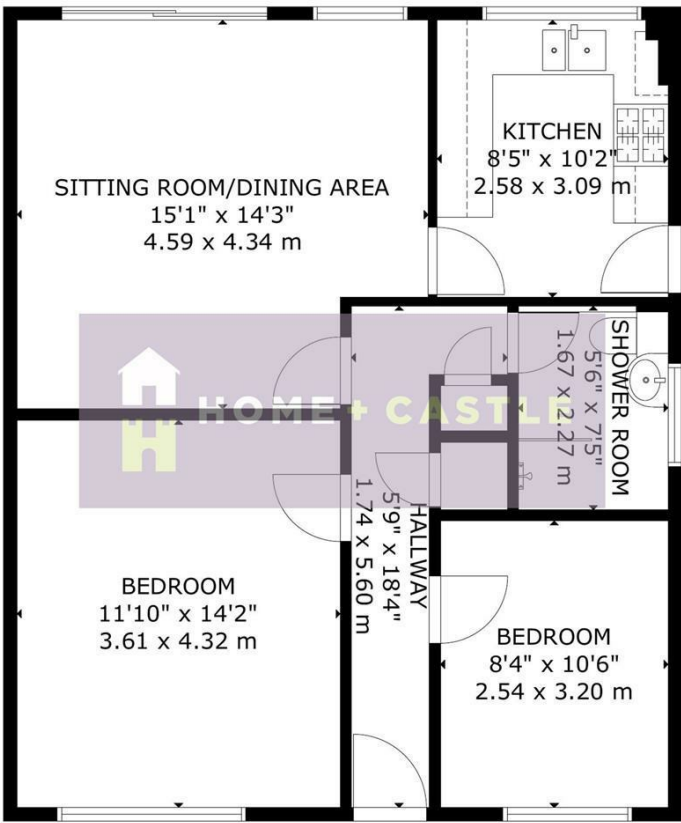
EPC Rating: C

Council Tax Band: 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.



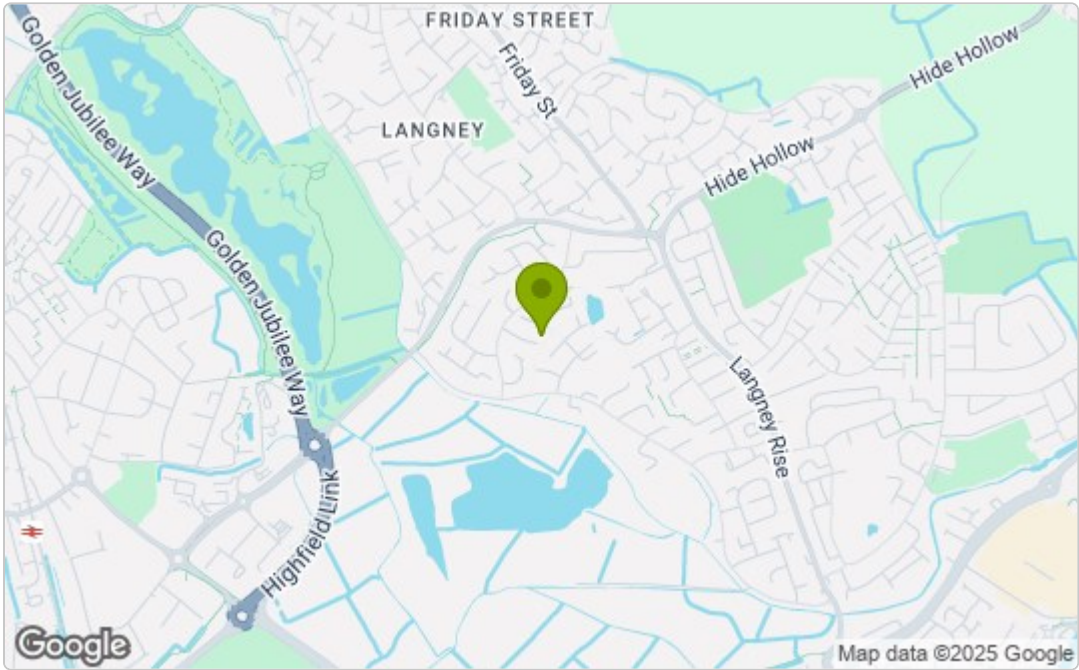
Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/688 sq.ft  
FLOOR 1: 64 m<sup>2</sup>/688 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

