

# HUNT FRAME

ESTATE AGENTS



**10 Lapwing Close, Eastbourne, BN23 7RX**

**£299,950**



Located at the end of a quiet cul-de-sac, with Langney Shopping Centre easily accessible, is this well presented, detached bungalow with two bedrooms, modern kitchen (with integrated appliances), living room, modern shower room and a conservatory with a solid roof. Externally there is driveway parking for three cars leading to the garage, a block paved front garden and a pretty, well established rear garden with patio, lawn and a variety of shrubs.





ENTRANCE HALL

Double glazed panelled entrance door, radiator, wall mounted thermostat, airing cupboard with radiator, storage cupboard, loft access with fitted ladder and light.

LIVING ROOM

14'9" x 11'7" (4.50 x 3.54)

Double glazed bow window to front, television point, feature stone fire place and mantel with slate hearth and inset with electric fire, two wall light points, radiator.

KITCHEN

10'0" x 8'4" (3.06 x 2.55)

Double glazed window to front and door to side. Fitted with a range of wall and base mounted units with worksurfaces and tiled splash-backs. Stainless steel one and a half bowl sink unit, integrated washing machine, refrigerator and slim-line dish washer. Radiator.

BEDROOM 1

13'1",13'1" x 10'9" (4,04 x 3.30)

Double glazed window to rear, radiator, television point, built-in double wardrobe.

BEDROOM 2

11'0" x 10'4" (3.37 x 3.17)

(Currently used as a Dining Room). Double glazed French doors to rear, television point, radiator.

SHOWER ROOM

7'3" x 5'8" (2.21 x 1.75)

Double glazed window to side, heated towel rail, extractor fan. Fitted with a suite comprising shower enclosure, vanity unit with hand basin and low flush wc.

CONSERVATORY

10'0" x 6'11" (3.06 x 2.12)

With tiled roof. Of double glazed and brick construction with power and light, French doors opening to rear garden.

OUTSIDE

The front garden is block paved with an adjacent driveway providing off road parking for up to three cars, leading to the GARAGE.

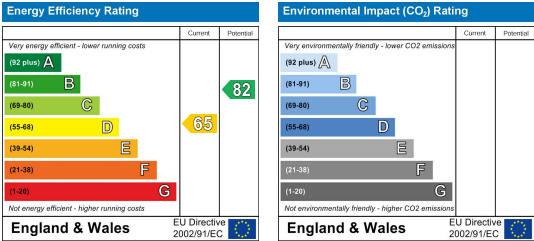
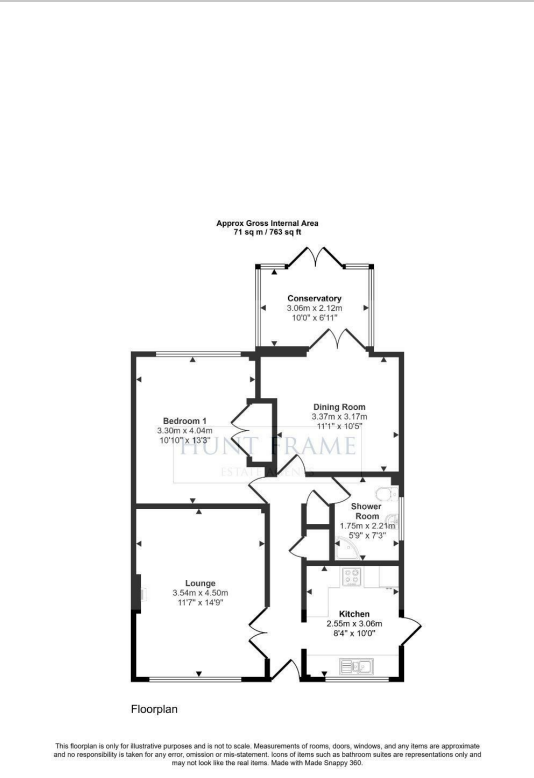
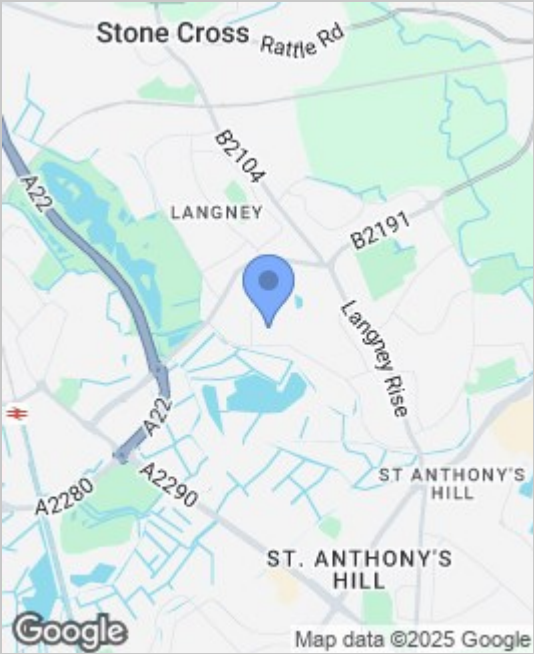
GARAGE

16'11" x 7'10" (5.18 x 2.39)

Up and over door, power and light, door to rear garden.

REAR GARDEN

With a paved patio extending the full width of the plot, also providing a pathway to the side gate. Area of lawn with established flower and shrub borders. Further patio area with rose arbour and rockery.



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