



9 Tennyson Walk, Eastbourne, BN23 7PX

Offers Over £295,000



VIRTUAL TOUR - FULLY REFURBISHED and EXTREMELY WELL PRESENTED BUNGALOW in this popular area known as the POETS ESTATE. Benefiting from a REFITTED KITCHEN with a MODERN SHOWER ROOM along with TWO DOUBLE BEDROOMS and a useful SUN LOUNGE/UTILITY ROOM. Externally there are LANDSCAPED SOUTHERLY FACING GARDENS and an adjacent EN-BLOC GARAGE and PARKING.

Langney shopping centre, regular bus services and numerous other amenities are all within close walking distance as is Sovereign Harbour, the beach and The Crumbles retail park.



ENTRANCE

Double glazed door into the entrance hall.

HALL

L-shaped entrance hall with airing cupboard and loft access, doors of to.

LOUNGE/DINER

17'10 x 10'11 (5.44m x 3.33m)

Well presented and re-decorated reception room with a double glazed window to the rear aspect, radiator and space for a dining/breakfast table.

KITCHEN

9'11 x 9'0 (3.02m x 2.74m)

Modern recently refitted kitchen with a range of wall mounted and floor standing units with complementary marble effect worktops, inset sink unit, Victorian style glazed brick tiled splashbacks, inset electric single oven with a four ring gas hob and canopied extractor unit over, newly laid vinyl flooring, dual aspect with a double glazed window to the side aspect with a double glazed door giving access into the sun lounge/utility room.

SUN ROOM/UTILITY

8'2 x 7'2 (2.49m x 2.18m)

Poly carbonate roof, double glazed windows and double glazed double doors which open onto and give access to the gardens, replacement flooring, cupboards concealing the owners appliances.

BEDROOM 1

12'7 x 10'11 (3.84m x 3.05m/3.35m)

Radiator, double glazed window to the front aspect.

BEDROOM 2

9'11 x 8'0 (3.02m x 2.44m)

Radiator, double glazed window to the front aspect.

SHOWER ROOM

Comprising of a large walk in shower cubicle with both a wall mounted and fixed head shower system, wall mounted wash hand basin with mixer tap, low level Wc, fully tiled walls, patterned double glazed window to the side aspect.

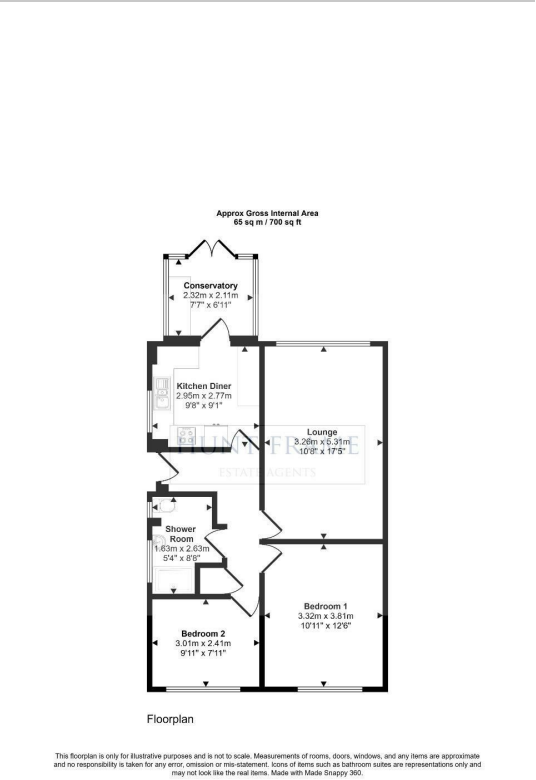
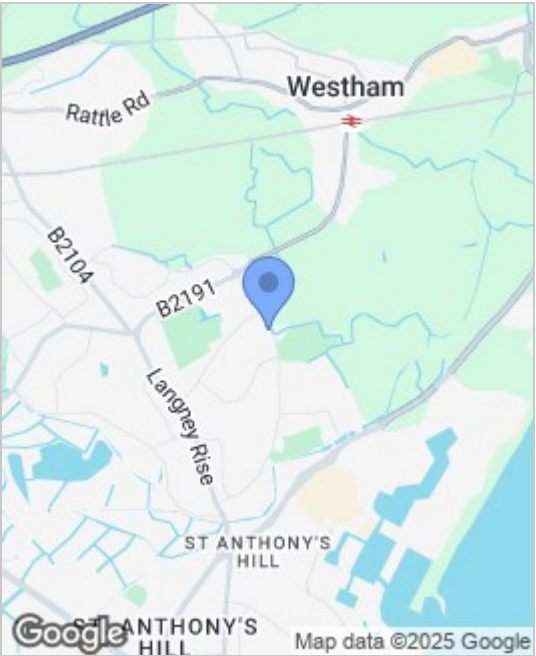
GARDEN

Landscaped, level gardens with paved terracing and artificial grass being southerly facing with fenced boundaries

and return access to the front. The front garden is primarily laid to lawn with pathway access to the side entrance and a gate affording rear access to the garden.

GARAGE & PARKING

The property enjoys the benefit of a single garage which is in a block adjacent to the property and parking is available not just in front of the garage but from the rear access road to the bungalow.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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