



Surridge Mison Estates offer this magnificent detached chalet bungalow in the charming seaside town of Eastbourne. This property offers stunning views towards the sea, perfect for enjoying a morning coffee and the sun rising over The Channel. Step inside to discover a large modern open plan kitchen with a dining area, ideal for entertaining friends or family gatherings. The bay fronted lounge provides a cosy retreat for quiet evenings at home. With four bedrooms and 1 bathroom with an en-suite + dressing room, this property offers flexible and spacious accommodation. Outside, you'll find a garage, parking, and a private rear garden, offering plenty of space for outdoor activities. Located in the Rodmill area of Eastbourne, you'll have access to good local schools for all ages, making it an excellent choice for young families or those looking to invest in a bright future. Don't miss the chance to view this excellent property – contact us to arrange a viewing today and start making memories in your new home by the sea.

Price £489,950
Tenure Freehold



12 Tovey Close, Eastbourne, East Sussex, BN21 2TJ



Hallway

Double glazed door to front. Wooden flooring. Radiator. Stairs leading to first floor.

Lounge - 5.23m x 3.4m (17'2" x 11'2")

Double aspect room with double glazed bay window to front and double glazed windows to side. Open fireplace. Wooden flooring. Inset spotlights. Two radiators. TV point.

Kitchen with Dining Area - 7.39m MAX x 4.52m MAX (24'3" x 14'10")

Double glazed French doors to rear garden and double glazed French doors leading to conservatory. Wooden flooring and partially tiled walls. Two vertical contemporary radiators. Inset spotlights. Fully fitted with a range of modern light grey wall and base units housing integral dishwasher with space and plumbing for American style fridge/freezer and washing machine. White work surfaces with inset butler sink and drainer unit and space for Range style cooker. Central island with breakfast bar.

Conservatory - 4.06m x 2.92m (13'4" x 9'7")

UPVc with glass roof. Double glazed French doors leading to rear garden. Tiled flooring. Radiator.

Bedroom Three - 3.2m x 2.72m (10'6" x 8'11")

Double glazed window to front. Radiator. Wooden flooring.

Family Bathroom

Double glazed opaque window to side. Tiled flooring and partially tiled walls. Inset spotlights. Towel rail. Alcove with space and plumbing for washing machine. Modern suite comprising of roll top bath with mixer taps and shower over with fitted screen, wash hand basin and W.C.

First Floor Landing

Double glazed window to side.

Master Bedroom - 4.57m x 3.84m (15'0" x 12'7")

Double glazed window to rear with views across Eastbourne. Radiator. Door leading to walk-in-wardrobe.

Dressing Room - 2.72m x 1.98m (8'11" x 6'6")

Inset spotlights.

En-Suite Shower Room

Double glazed window to side. Fully tiled walls and tiled flooring. Towel rail. Extractor fan. Inset spotlights. Modern suite comprising of double walk in shower cubicle with rainfall shower head, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.89m x 3.53m (12'9" x 11'7")

Double glazed Velux window to front with far reaching sea views. Eaves cupboards. Inset spotlights. Radiator.

Bedroom Four - 3.78m x 1.85m (12'5" x 6'1")

Double glazed Velux window to front with far reaching sea views. Eaves cupboards. Radiator.

Front Garden

Mainly laid to lawn with pathway leading to the property.

Rear Garden

Mainly laid to lawn with patio area. Fencing surrounds with gated rear access leading to garage.

Garage

Single garage with up & over door. Personal door.

Parking

Parking to the front of the garage.

Council Tax Band D with Eastbourne Borough Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



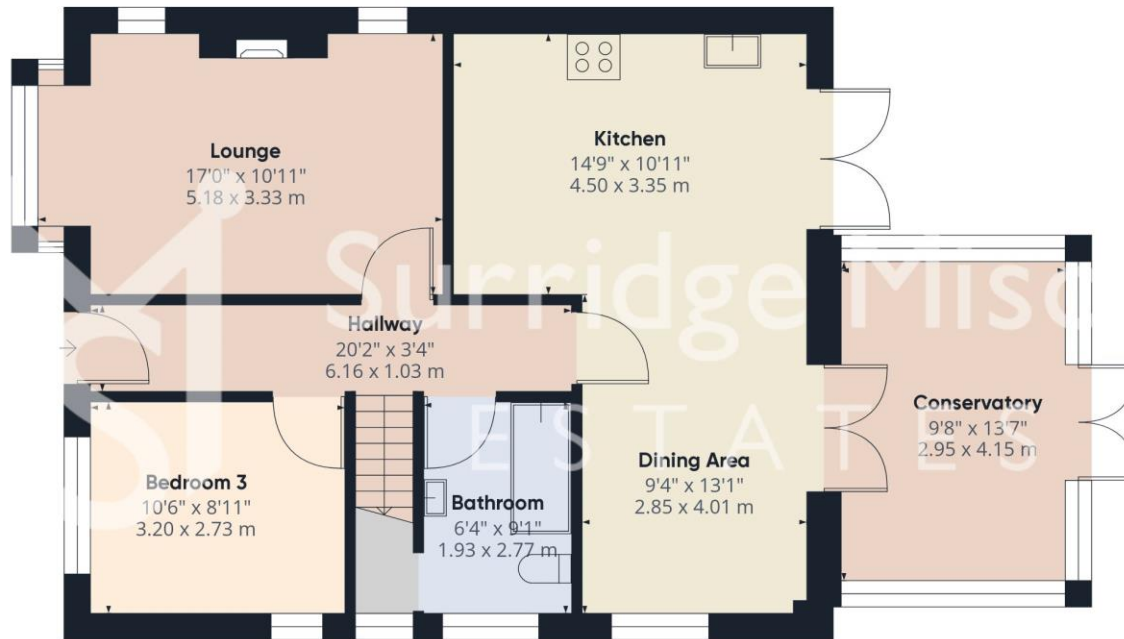
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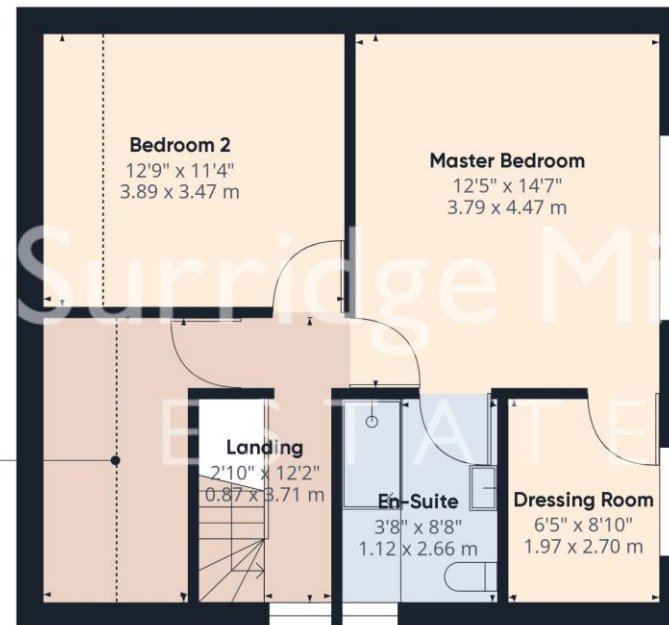
www.surridgemison.com

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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1422.24 ft²

132.13 m²

Reduced headroom

66.41 ft²

6.17 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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