



Welcome to this bright and well presented semi-detached bungalow within the sought after Birds Estate, Eastbourne. A bay fronted home, benefiting from two double bedrooms, such pretty gardens, garage en bloc, double glazing & gas central heating throughout, all within close proximity to excellent local amenities including Langney Shopping Centre with local and national shops, excellent bus routes and road links. The property is being offered CHAIN FREE.

The property is neutrally decorated throughout, which will allow for any new owner to put their own stamp on it whilst being able to live comfortably in an extremely well maintained home. The accommodation is approached by a pretty and mature Indian sandstone paved front garden and is spacious throughout comprising of entrance hall with airing cupboard and loft access, bay fronted lounge, and a double aspect kitchen/diner with space for appliances. The two bedrooms are doubles in size, with bedroom one overlooking the pretty rear garden, plus a shower room and separate W.C.

Outside, the rear garden is an absolute picture with mainly laid to lawn and pretty flower beds, and has gated access to the side and rear. The rear gated access leads to the garage in close adjacent bloc.

The bungalow is well located and set within a sought after residential area in the popular town of Eastbourne, offering a peaceful home whilst remaining close to local amenities. Langney shopping centre is nearby and offers excellent shopping facilities and regular bus routes to Eastbourne town centre, which also provides a wide range of shops, restaurants, and leisure facilities. The area is also well-served by excellent schools and parks, which allow for a community feeling.

**Guide Price £280,000-£290,000**

**Tenure Freehold | Council Tax Band- C**



41 Kingfisher Drive, Eastbourne, BN23 7RL

**Surridge Mison**  
ESTATES

**Entrance Hall-** Double glazed UPVc door to front. Airing cupboard. Loft access. Carpeted. Radiator. Coved ceiling.

**Bedroom Two** - 2.97m x 2.51m (9'9" x 8'3")- Double glazed window to front. Laminate flooring. Coved ceiling.

**Lounge** - 3.84m x 3.71m (12'7" x 12'2")- Double glazed bay window to front. Radiator. Carpeted. Coved ceiling. Telephone point.

**Bedroom One** - 3.99m x 3.76m (13'1" x 12'4")- Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

**Kitchen/Diner** - 3.66m x 2.74m (12'0" x 9'0")- Double aspect room with double glazed windows to side and rear and UPVc 1/2 glazed door to rear garden. Vinyl flooring and partially tiled walls. Coved ceiling. Wall mounted boiler.

Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine and electric cooker. Work surfaces with inset stainless steel sink and drainer unit with mixer tap.

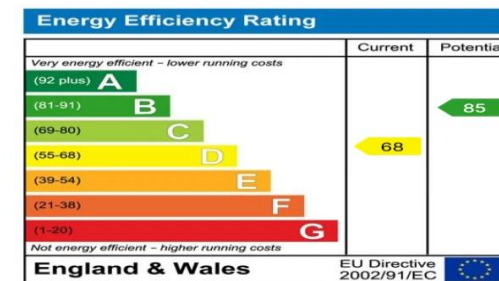
**Shower Room-** Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Chrome towel rail. Extractor fan. White suite comprising of shower cubicle and wash hand basin.

**Separate W.C.-** Double glazed opaque window to side. Coved ceiling. W.C.

**Rear Garden-** Mainly laid to lawn with paved patio area. Flower beds and borders planted with mature shrubs. Fencing surrounds with gated side and rear access.

**Front Garden-** Paved patio for easy maintenance with flower beds and borders.

**Garage En Bloc** - 4.19m x 2.64m (13'9" x 8'8")- Single garage with up & over door. Parking to front.



#### 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.org.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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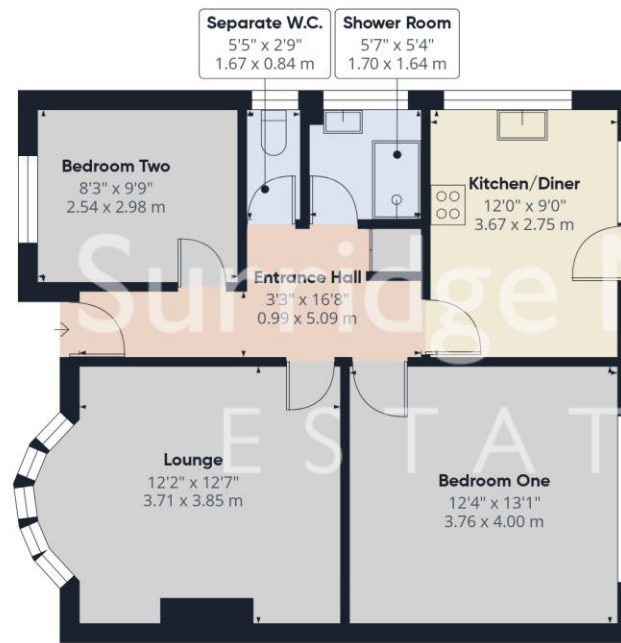
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Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
771 ft<sup>2</sup>  
71.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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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