



 Surridge Mison

**71 Westfield Road, Rodmill, Eastbourne, East Sussex, BN21 2QT**  
**£299,950 | Freehold | Chain Free**



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We are pleased to present this very well appointed CHAIN FREE bright detached bungalow with two double bedrooms, driveway and garaging, as well as pretty gardens, located in the highly sought after Rodmill area in Eastbourne within close proximity to shops and bus routes.

This well maintained home offers the opportunity for updating and improvement whilst allowing a new owner to take their time to create a home of their choice. Current benefits include gas central heating and double glazing, with the accommodation to include a large entrance hall which has two built in storage cupboards and loft access. To the front of the property, there are two double bedrooms, bedroom one with fitted wardrobes and a bay window, and bedroom two being double aspect. The lounge is double aspect with a feature fireplace, and French doors leading to the rear garden. The kitchen is again double aspect, with a door leading to the rear garden, and is well equipped with integral appliances. There is also a shower room.

Outside, the gardens to the front and rear are mature and well maintained, with gated side access. There are far reaching views over Eastbourne to the front, along with a driveway allowing for off road parking, and a garage.

Rodmill is a highly sought after residential area within Eastbourne, and the property is enviably located close to a range of local shopping facilities as well as popular local schools, and excellent bus routes. Eastbourne town centre is easily accessible and provides amenities including shopping facilities at the Beacon centre, theatres and mainline train station with direct links to Brighton, Gatwick & London Victoria. Eastbourne's stunning seafront is just beyond the town centre, along with the South Downs National Park.

Check out the 3D virtual tour!



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### **Entrance Hall** - 5.31m x 0.99m (17'5" x 3'3")

Double glazed door to front. Laminate flooring. Two built in storage cupboards. Loft access. Radiator.

### **Bedroom Two** - 3.23m x 2.16m (10'7" x 7'1")

Double aspect room with double glazed windows to front and side. Two radiators. Laminate flooring.

### **Bedroom One** - 3.78m x 3.3m (12'5" x 10'10")

Double glazed bay window to front. Fitted wardrobes. Two radiators. Laminate flooring. Coved ceiling.

### **Shower Room** - 2.39m x 1.63m (7'10" x 5'4")

Double glazed opaque window to side. Laminate flooring and tiled walls. Coved ceiling. Towel rail. White suite comprising of large shower cubicle, wash hand basin set within vanity unit and W.C.

### **Lounge** - 4.7m x 3.3m (15'5" x 10'10")

Double aspect room with two double glazed windows to side and French doors leading to rear garden. Laminate flooring. Electric fireplace with tiled hearth. Radiator. Coved ceiling.

### **Kitchen** - 3.3m x 2.77m (10'10" x 9'1")

Double aspect room with double glazed window to side and opaque glazed door leading to rear garden. Laminate flooring and tiled walls. Coved ceiling. Fully fitted with a range of white country style wall and base units housing integral fridge, freezer and washing machine. Space for cooker. Black granite effect work surfaces with inset ceramic 1 and 1/2 bowl sink and drainer unit with mixer taps.

### **Driveway & Front Garden**

Laid to lawn with steps leading to front door. Gated side access. Driveway providing off road parking.

### **Rear Garden**

Laid to lawn with patio area and steps leading to pathway. Fencing surrounds with gated access. Shrubs and flower beds. Shed.

### **Garage**

Single garage with up & over door to front. Personal door.



#### 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>

#### Surridge Mison Estates

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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.

