

Coppice Close, Eastbourne



- LIVING ROOM
- SECOND RECEPTION access to garage/store
- 2 BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- SOUTH-WESTERLY GARDEN views of South Downs
- SUN ROOM/RECEPTION ROOM
- KITCHEN
- BATHROOM/WC
- DOUBLE GLAZING
- LARGE GARAGE/STORE



Freehold

£349,950

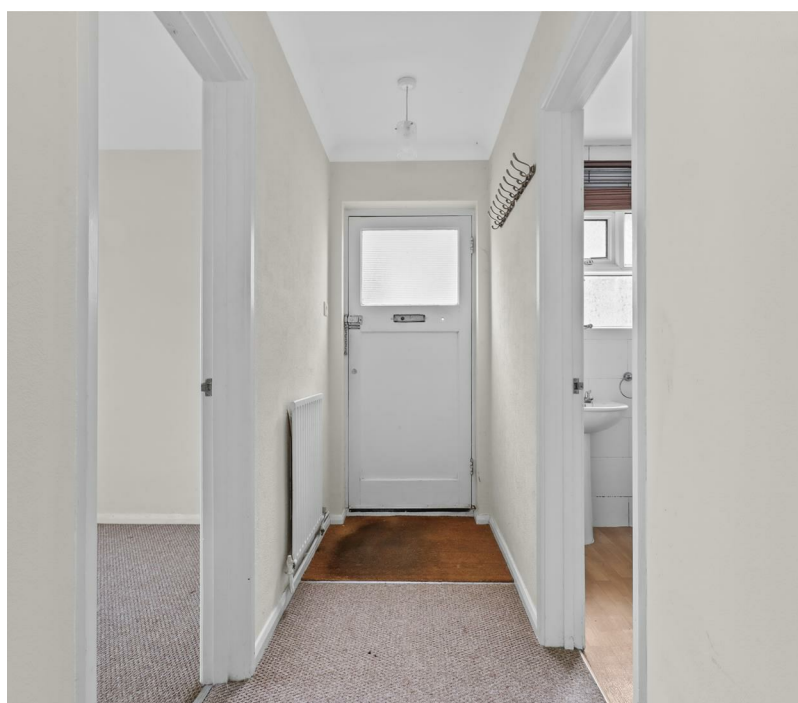
2 BEDROOM    2 RECEPTION    1 BATHROOM    1 GARAGE

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### DESCRIPTION

AN EXTENDED 2-BEDROOMED DETACHED BUNGALOW FEATURING A PLEASANT SOUTH-WESTERLY REAR GARDEN ENJOYING VIEWS OF THE SOUTH DOWNS. The property is in need of refurbishment and has accommodation to include a living room, sun room/reception, a second reception with an internal door to the garage/store, kitchen and bathroom/wc. There is a gas fired central heating system, double glazing and outside is a driveway leading to a good size garage/store. The bungalow is located towards the end of a cul-de-sac convenient for bus services at Coppice Avenue. Local shops are within walking distance at Willingdon Triangle and Polegate High Street, with its shops, medical centres and mainline railway station, is within one and a half miles. NO ONGOING CHAIN.



## Coppice Close, Eastbourne

### Entrance

Side entrance with part glazed front door into Hallway

### Hallway

Radiator, thermostat, built-in shelved cupboard housing the consumer unit and electric meter, access via ladder to insulated loft.

### Living Room 5.03m x 3.53m (16'6 x 11'7)

Fitted fire surround with display shelving, television aerial, telephone point, two radiators, double glazed sliding door to Sun Room.

### Sun Room 2.46m x 2.41m (8'1 x 7'11)

Radiator, double glazed windows and double glazed door to the rear garden.

### Kitchen 2.72m x 2.44m (8'11 x 8'0)

Sink unit with cupboard under as well as plumbing for washing machine and slim line dishwasher, further base units with worktops, space for electric cooker, wall cupboards, appliance space, frosted double glazed window to side, small double glazed window with adjacent double glazed door to the rear garden.

### Reception Room 2 3.53m x 2.51m (11'7 x 8'3)

Radiator, two double glazed windows, internal door to garage and double glazed door to the rear garden.

### Bedroom 1 3.66m x 3.38m (12'0 x 11'1)

Radiator, double glazed bay window to front.

### Bedroom 2 3.25m x 2.59m (10'8 x 8'6)

Radiator, double glazed window to front.

### Bathroom

bath with mixer tap and shower attachment, pedestal wash hand basin, wc, radiator, tiled walls, frosted double glazed window.

### Outside

The front has an area of lawn, mature shrubs and Driveway.

### Garage 5.18m x 3.71m (17'0 x 12'2)

(these are approximate internal measurements and access is restrictive) with Worcester gas fired boiler, internal door to reception room 2, power and light, side door and up-and-over door.

### Rear Garden

A particular feature is irregular shaped rear garden, which enjoys a south-westerly aspect having lovely views of The South Downs and backs onto Willingdon School playing field, mainly laid to lawn, various small trees and mature shrubs, old shed, outside tap, two side gates.