

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	15-20%
F	12-15%
E	10-12%
D	7-10%
C	5-7%
B	3-5%
A	1-3%
Very energy efficient - lower running costs	
Current	87
Target	59

Energy Efficiency Rating

Kipling Walk, Eastbourne



- Poets Estate
- Located in Walkway
- In Need of Modernisation
- Living Room
- Kitchen
- 2-Bedrooms
- Bathroom/wc
- 36' Rear Garden
- Garage & Parking
- Council Tax C & EPC=D



Freehold

£275,000

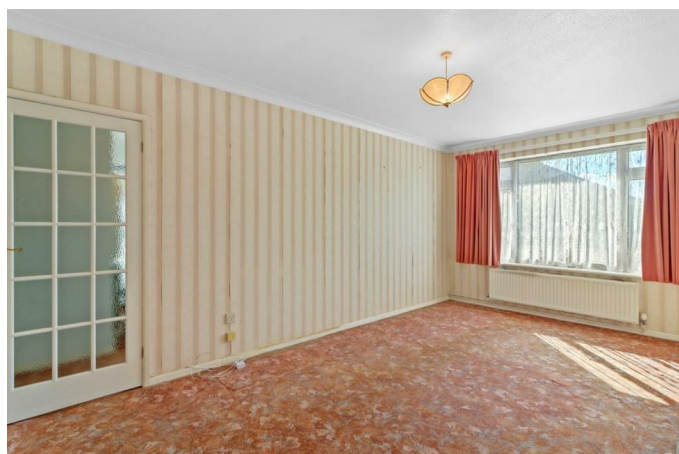
2 BEDROOM    1 RECEPTION    1 BATHROOM    1 GARAGE

## Kipling Walk, Eastbourne

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### DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - A 2-bedroomed semi detached bungalow located in a walk-way on the popular Poets Estate. The property does require modernisation and the accommodation provides a living room, kitchen with access to a side porch, good size bedroom - with the main bedroom having fitted wardrobes, and a bathroom/wc. There is a gas fired central heating system, double glazing and outside is a paved rear garden, where there is access at the end to a parking space and adjacent garage. Bus services pass close by, at Priory Road and local shopping facilities are at Sovereign Harbour and Langney Shopping, Langney Rise. Eastbourne Town Centre, with The Beacon Shopping Centre and railway station is approximately 3.5 miles. NO ONGOING CHAIN.



## Kipling Walk, Eastbourne

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### L-Shaped Hallway

Living Room 5.14m x 3.12m (16'10" x 10'2")

Kitchen 3.01 x 2.63m (9'10" x 8'7")

Bedroom 1 4.07m x 3.14m (13'4" x 10'3")

Bedroom 2 3.33m x 2.64m (10'11" x 8'7")

Bathroom

Front Garden

Open plan being laid to lawn with mature tree.

Rear Garden 10.97m (35'11")

(approximately) paved with well stocked flower borders, greenhouse, outside tap, pond, shed and rear gate.

Garage 5.15m x 2.41m (16'10" x 6'6", 134'6")

(approximate internal measurements)

Adjacent to the garage is an Off Road Parking Space.

Council Tax

The property is in Band C. The amount payable for 2024-2025 is £2,147.96. This information is taken from voa.gov.uk

EPC=D - approximately 58 square metres or 624 square feet.