

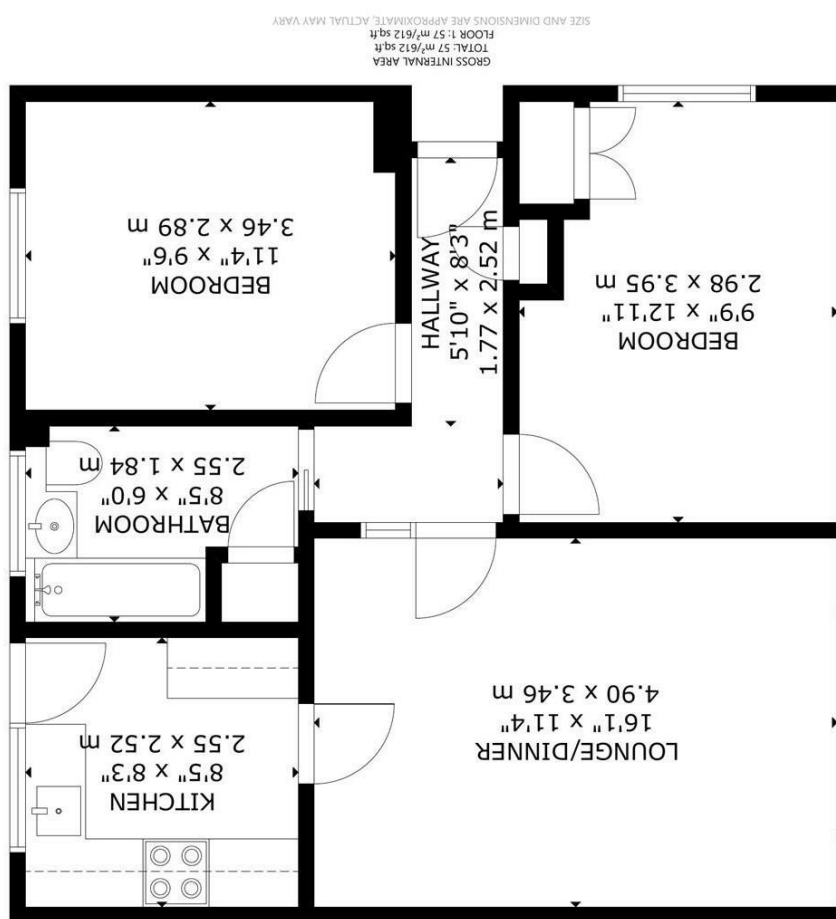


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48 High Street | Polegate | East Sussex | BN26 6AG

FLOOR 1



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs

Cedar Close, Eastbourne



- Tastefully Presented Semi Detached
- Beautiful Rear Garden
- Lovely Views
- Modern Fitted Kitchen
- Lounge/Dining Room
- 2 Good Size Bedrooms
- Bathroom/wc
- Electric Heating & Double Glazing
- Garage
- Council Tax Band C & EPC=TBA



Freehold

£325,000

2 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

Cedar Close, Eastbourne

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DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - A 2-bedroomed semi detached bungalow located in a most pleasant residential close featuring a beautifully designed rear garden with a superb summerhouse enjoying lovely views towards Stone Cross and countryside beyond. The property is tastefully presented having a modern fitted kitchen to include dishwasher and refrigerator, lounge/dining room, good size bedrooms and a bathroom/wc. There is also Flexel electric ceiling heating, double glazing and to the side of the bungalow is a garage. Bus services pass along Hazelwood Avenue and there are various convenience stores close by at Maywood Avenue, Lindfield Road and Seven Sisters Road.. Hampden Park railway station is approximately 1.5 miles and Eastbourne town centre is approximately 3.5 miles.



Cedar Close, Eastbourne

L-shaped Hallway

Wall thermostat for the Flexel electric ceiling heating, which also operates the ceiling heating in the bathroom, built-in cupboard, access via ladder to insulated loft with light.

Living Room 4.90 x 3.47 (16'0" x 11'4")

Large double glazed window to front, Openreach socket, thermostat control for the Flexel electric ceiling heating.

Kitchen 2.57m x 2.50m (8'5" x 8'2")

Tastefully fitted consisting of base units incorporating various cupboards and drawers, laminated work surfaces with upstands, integrated dishwasher and refrigerator, space for electric cooker with splashback, sink unit with mixer tap, range of matching wall units, thermostat control for the Flexel electric ceiling heating, double glazed window overlooking the rear garden with adjacent frosted double glazed door.

Bedroom 1 3.94m x 3.03m (12'11" x 9'11")

Built-in wardrobe housing the consumer unit, thermostat control for the Flexel electric ceiling heating, double glazed window to front.

Bedroom 2 3.46 x 2.98 (11'4" x 9'9")

Thermostat control for the Flexel electric ceiling heating, double glazed window overlooking the rear garden.

Bathroom

Consisting of bath with mixer tap, electric wall shower and attachment, oval wash hand basin with mixer tap having unit under, wc, partly tiled walls, electric wall heater, frosted double glazed window, built-in shelved airing cupboard housing the hot water cylinder.

Front Garden

The front garden has areas of lawn with shrubs and mature trees. Part shared drive leading to -

Garage 5.19m x 2.13m (min) (17'0" x 6'11" (min)) (approximate internal measurements) door to rear garden, power and light, up-and-over door.

Rear Garden 14.73m width x 10.80m (depth) (48'4" width x 35'5" (depth))

The beautifully designed rear garden enjoys lovely views towards Stone Cross and countryside beyond, areas of lawn with well stocked flower beds having various mature shrubs and plants, paved patio areas and pathway, pleasant area laid to shingle, pond with water feature, outside tap and side gate.

Summerhouse 3.52m x 2.28m (11'6" x 7'5")

Overlooks the rear garden and enjoys the distant views and has electricity and power.

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=TBA