



BURGESS & CO.
01424 222255

66 Selmeston Road, Eastbourne, BN21 2TB

£595,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow in a quiet and sought after residential area of Eastbourne. Ideally situated being within walking distance of local schools and nearby bus services. Eastbourne Town Centre is approximately two miles away and provides an array of independent shops, further shopping & cinema in the Beacon Shopping Centre, restaurants, mainline railway station, theatres, and the beautiful seafront. The accommodation comprises a spacious hallway, an 18'8 lounge, a kitchen, a utility room, a dining room, three bedrooms one with an en-suite shower room, a family bathroom and a separate cloakroom. To the first floor there is a fourth bedroom, a dressing room and an en-suite w.c. The property benefits from double glazing, gas central heating, ample off road parking, solar panels, electric car charger, and a particular feature is the large enclosed rear garden with distant sea views. Viewing is essential to fully appreciate all that this property has to offer.

Porch

With tiled floor, original door to

Entrance Hall

With radiator, tiled floor, storage cupboard, stairs to first floor.

Living Room

18'8 x 12'4

With radiator, feature electric fire, tiled floor, double glazed bay window to the front, double glazed window to the side. Door to

Dining Room

17'6 x 13'7

With two radiators, tiled floor, concertina doors to

Kitchen/Breakfast Room

15'7 x 14'4

Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset sink unit, integrated eye level microwave & oven, gas hob with extractor hood, space for American style fridge/freezer, integrated dishwasher, inset ceiling spotlights, space for table & chairs, tiled floor, two double glazed windows to the rear, double glazed door to the side & rear. Door to

Utility Room

9'5 x 4'3

Comprising matching wall & base units, worksurface, inset sink unit, tiled splashback, space & plumbing for appliances, radiator, double glazed frosted window to the side.

Side Lobby

With tiled floor, door to

Downstairs W.C

Comprising low level w.c, radiator, wash hand basin, tiled walls & floor, double glazed frosted window to the side.

Bedroom One

14'3 x 11'1

With radiator, tiled floor, built-in cupboards, double glazed window to the rear. Door to

En-suite Shower Room

7'8 x 7'1

Comprising shower cubicle, low level w.c, pedestal wash hand basin, tiled walls & floor, LED mirror, towel radiator, double glazed frosted window to the rear.

Bedroom Two

13'3 x 10'6

With radiator, tiled floor, double glazed window to the front.

Bedroom Three

11'7 x 8'8

With radiator, understairs storage cupboard, double glazed window to the side.

Family Bathroom

6'7 x 5'4

Comprising Jacuzzi bath with shower over, low level w.c, wash hand basin, LED mirror, tiled walls & floor, towel radiator.

First Floor

Bedroom Four

17'4 x 13'4

With eaves storage cupboard, cupboard housing Worcester boiler, three double glazed Velux windows, opening to

Dressing Room

8'7 x 6'8

With eaves storage, two double glazed Velux windows.

En-suite W.C

Comprising low level w.c, wash hand basin, partly tiled walls, tiled floor.

Outside

To the front there is a driveway providing off road parking with electric car charger point, a flowerbed housing mature plants & shrubs and side access. To the rear there is a large garden being mainly laid to lawn with mature hedges to both sides, a decking area, a patio area tow garden sheds, an electric point, a water tap, access to a secret garden and the garden enjoys distant sea views.

NB

Council tax band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

