



**Pinewood Close, Eastbourne BN22 0SA**



**welcome to**

**Pinewood Close, Eastbourne**

**\*\*\*Guide Price £290,000 - £310,000\*\*\* Fox & Sons are pleased to present this Two Double Bedroom Semi-Detached Bungalow occupying a corner plot within this popular residential area! Don't miss out...CALL US TODAY!**



### **Entrance Hall**

Cupboard housing a wall mounted gas boiler. Loft access. Radiator.

### **Lounge/dining Room**

17' x 11' ( 5.18m x 3.35m )

Radiator. Double glazed window to the front aspect.

### **Kitchen**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Fitted kitchen with a range of wall and base units. Stainless steel double bowl sink and drainer unit with mixer taps. Space for gas cooker. Space and plumbing for washing machine and fridge/freezer. Built in storage cupboard. Double glazed window leading to the rear garden.

### **Bedroom One**

13' 5" x 11' ( 4.09m x 3.35m )

Radiator. Far reaching views. Window to the rear aspect.

### **Bedroom Two**

10' x 8' 7" ( 3.05m x 2.62m )

Radiator. Window to the rear aspect.

### **Bathroom**

A white suite comprising a pannelled bath with mixer taps with over head shower attachment. Wash hand basin with mixer taps. Low level W.C. Ladder radiator. Tiled walls throughout. Extractor fan. Window.

### **Gardens**

A westernly facing garden partly laid to lawn with the garden being located round the front, side and rear of the property. Wooden decking. Paved patio area. Double gates allowing access to the rear aspect. Access to the garage.

### **Garage**

Up and over door. Access to the rear garden. Lighting and power points.



***view this property online*** [fox-and-sons.co.uk/Property/EBN116472](http://fox-and-sons.co.uk/Property/EBN116472)



welcome to

## Pinewood Close, Eastbourne

- \*\*\* GUIDE PRICE £290,000 - £310,000 \*\*\*
- PREFERABLE CORNER PLOT
- TWO BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING
- CHAIN FREE

Tenure: Freehold EPC Rating: C

guide price

**£290,000 - £310,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN116472](https://fox-and-sons.co.uk/Property/EBN116472)



Property Ref:  
EBN116472 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**fox-and-sons.co.uk**