



**Cedar Close, Eastbourne BN22 0SF**

**welcome to**

**Cedar Close, Eastbourne**

A well-presented three bedroom detached bungalow occupying the corner plot of a quiet cul-de-sac. Comprising of; lounge, dining room, three bedrooms, en-suite, kitchen, shower room, front and rear gardens, garage and off-road parking. Further benefits from being chain-free.



### Entrance Porch

Double glazed window to the front aspect. Double glazed door to the side aspect.

### Entrance Hall

Double glazed door to the side aspect. Storage heater. Airing cupboard. Loft access.

### Lounge

12' 8" x 16' 8" ( 3.86m x 5.08m )

Double glazed window to the front aspect. Electric storage radiator.

### Dining Room

9' 3" x 11' 6" ( 2.82m x 3.51m )

Double glazed patio door to the rear aspect.

### Kitchen

9' 3" x 7' 11" ( 2.82m x 2.41m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space and plumbing for washing machine. Door to the side aspect. Double glazed window to the side aspect.

### Bedroom 1

13' max x 12' 5" plus recess ( 3.96m max x 3.78m plus recess )

Double glazed window to the side and rear aspect. Fitted wardrobes. Storage heaters.

### En Suite

Comprising a shower with over head shower attachment. Extractor fan. Low level W.C. Wash hand basin. Double glazed window to the side and rear aspect.

### Bedroom 2

10' 9" x 9' 2" ( 3.28m x 2.79m )

Double glazed window to the front aspect.

### Bedroom 3

12' 6" x 11' 7" ( 3.81m x 3.53m )

Double glazed patio door leading to the garden.

### Wet Room

Comprising a shower with over head shower attachment. Extractor fan. Low level W.C. Wash hand basin. Double glazed window to the side aspect.

### Rear Garden

Patio with area mostly laid to lawn. Sheds. Flower beds and mature trees and shrubs.

### Garage

Up and over door. Power and lighting. Door to the rear.

### Off Street Parking



Total floor area 103.8 m<sup>2</sup> (1,117 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Cedar Close, Eastbourne

- DETACHED BUNGALOW
- CORNER PLOT
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EN-SUITE

Tenure: Freehold EPC Rating: G

# £400,000



Please note the marker reflects the postcode not the actual property

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



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



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