



**Broom Close, Eastbourne BN22 0TQ**

**welcome to**

**Broom Close, Eastbourne**

A deceptively spacious three bedroom detached bungalow with no chain offering; ; living/dining room, kitchen, three bedrooms with the master having an en-suite, conservatory, shower room, front and rear gardens, garage and off-road parking. Call Fox & Sons today to arrange a viewing! 01323 410911.



### Entrance Porch

Double glazed window and door to the front aspect.

### Lounge / Dining Room

20' 2" max x 14' 8" max ( 6.15m max x 4.47m max )

Double glazed window to the front and side aspect.

Electric radiator.

### Kitchen

10' x 9' 10" ( 3.05m x 3.00m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Space for cooker and fridge / freezer. Space and plumbing for dish washer. Double glazed window to the side aspect.

### Uvpc Conservatory

9' x 6' ( 2.74m x 1.83m )

Double glazed window to the rear aspect. Double glazed patio door to the side aspect.

### Bedroom 1

18' 1" max x 10' 9" max ( 5.51m max x 3.28m max )

Double glazed patio door to the rear aspect. Fitted wardrobes. Electric radiator.

### En - Suite

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.

Double glazed window to the rear aspect.

### Bedroom 2

15' x 9' 10" ( 4.57m x 3.00m )

Window to the front aspect. Built in wardrobe.

Electric radiator.

### Bedroom 3

10' 8" x 9' 10" ( 3.25m x 3.00m )

Double glazed window to the rear aspect. Fitted wardrobes.

Electric radiator.

### Shower Room

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Heated towel rail.

Double glazed window to the rear aspect.

### Cloakroom

Double glazed window to the rear aspect. Low level W.C.

### Rear Garden

Mainly laid to lawn with mature trees and shrubs.

### Garage

Roller door.

### Parking

Off road parking for multiple vehicles.



Total floor area 112.3 m<sup>2</sup> (1,209 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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## Broom Close, Eastbourne

- DETACHED BUNGALOW
- THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- EN-SUITE TO MASTER
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

**£375,000**



Please note the marker reflects the postcode not the actual property

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