



Key Features

- ◆ CHAIN FREE
- ◆ Three-bedroom, detached bungalow
- ◆ Sought after Poets Estate location
- ◆ Garage and driveway
- ◆ Freehold
- ◆ EPC rating TBC



Wordsworth Drive, Langney Rise, Eastbourne

GUIDE PRICE: £350,000 - £375,000



Northwood are delighted to welcome to market, CHAIN FREE, this beautiful, detached, three-bedroom bungalow in the ever popular Poets Estate area of Eastbourne.

Accommodation consists of large lounge/diner, fitted kitchen, three double bedrooms, bathroom with shower over bath and separate toilet.

Further benefits include garage, driveway, private rear garden, gas central heating and double-glazing.

Located on the Poets Estate in Langney, this fantastic bungalow is close to local schools, shops and amenities as well as being just a short drive to the town centre, train station and A27.





Please view our immersive virtual tour to fully appreciate this fantastic property:
<https://tour.giraffe360.com/53eb3a555a794845a4f8616c0d4ad223/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:
<https://checker.ofcom.org.uk/>

Council Tax Band D: £2416

Exterior and approach

A wide, grass-lined street, surrounded by bungalows

A path leads across the open front lawn to a paved area and the entrance at the side of the building

Porch

2.25m x 2.29m (7'5" x 7'6")

Large entrance porch with a tiled floor, plenty of space for coats and shoes and doors to the garage and hall

Hall

2.95m x 6.21m (9'8" x 20'5")

T-shaped entrance hall with laminate flooring, radiator, loft access and airing cupboard containing a one-year-old combi boiler

Living Room

3.33m x 6.38m (10'11" x 20'11")

Large lounge/diner with plenty of space for sofas and dining table, laminate flooring, feature fireplace, radiator and large double-glazed window to front aspect

Bedroom Two

3.01m x 3.3m (9'11" x 10'10")

Double bedroom with laminate flooring, radiator and double-glazed window to front aspect





Kitchen

2.34m x 3.67m (7'8" x 12'0")

U-shaped fitted kitchen with laminate flooring, marble-effect laminate worksurfaces over wooden cabinets, built-under electric oven, electric hob, radiator, double-glazed window and door to side aspect and space/plumbing for washing machine and under-counter fridge/freezer

Bathroom

1.56m x 1.69m (5'1" x 5'6")

White-tiled bathroom with fitted suite comprising basin and bath with shower off taps, radiator and privacy double-glazing to side aspect

WC

0.85m x 1.72m (2'10" x 5'7")

Parquet floor tiles with wc and privacy double-glazing to side aspect

Bedroom Three

2.24m x 3.33m (7'4" x 10'11")

Small double bedroom with laminate flooring, radiator and double-glazed window to rear aspect overlooking private garden

Bedroom One

3.35m x 4.07m (11'0" x 13'5")

Large double bedroom with laminate flooring, radiator, built-in mirrored wardrobes and double-glazed window to rear aspect overlooking garden

Garage/Driveway

2.46m x 5.66m (8'1" x 18'7")

Gated driveway leading to garage with light, power, interior door and up and over door to rear

Rear Garden

Good-sized rear garden, mostly laid to lawn with paved patio area and large shed and rear access to off-road parking.







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