



TOWN PROPERTY



01323 412200

Freehold

Guide Price

3 Bedroom 2 Reception 1 Bathroom

£340,000 - £350,000



31 Rodmill Drive, Eastbourne, BN21 2SL

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A CHAIN FREE three bedroom detached bungalow in Rodmill that provides glorious far reaching views over Eastbourne towards the sea. Having undergone much improvement the bungalow benefits from two reception rooms, both to the rear providing the views, a refitted kitchen with door to the utility room, refitted bathroom & cloakroom, double glazing and gas central heating. The lawned rear garden provides access to the garage with its up & over door and is mainly laid to lawn. Nearby bus stops run regularly into the town centre, local shops and The District General Hospital are all within close walking distance.

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Main Features

- Detached Bungalow In Rodmill
- 3 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room
- Modern Bathroom & Separate Cloakroom
- Lawned Rear Garden
- Garage
- CHAIN FREE

Entrance

uPVC entrance door to -

Lobby

with further door to -

Hallway

Radiator. Two built-in cupboards. Loft access (not inspected).

Lounge

15'3 x 11'0 (4.65m x 3.35m)

Feature fireplace with tiled surround and hearth. Coved ceiling. Patio doors to garden. Opening to -

Dining Room

9'8 x 8'11 (2.95m x 2.72m)

Radiator. Double glazed window to rear aspect. Further door to -

Fitted Kitchen

10'0 x 8'11 (3.05m x 2.72m)

Range of fitted white high gloss wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Part tiled walls. Double glazed window and door to -

Utility Room

11'2 x 5'3 (3.40m x 1.60m)

Double glazed doors to front and rear gardens.

Bedroom 1

9'10 x 9'3 (3.00m x 2.82m)

Radiator. Double glazed window to front aspect.

Bedroom 2

12'0 x 11'11 (3.66m x 3.63m)

Radiator. Built-in wardrobe. Double glazed window to front aspect.

Bedroom 3

7'11 x 7'0 (2.41m x 2.13m)

Radiator. Double glazed window to side aspect.

Bathroom

Modern white suite comprising panelled bath with chrome mixer tap and shower attachment. Vanity unit with ceramic sink bowl, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Chrome heated towel rail. Frosted double glazed window.

Cloakroom

Modern suite comprising low level WC with concealed cistern. Tiled floor. Frosted double glazed window.

Outside

The rear garden provide glorious far reaching views over Eastbourne. Mainly laid to lawn there is a patio pathway and mature trees & shrubs. There is a uPVC entrance door to the garage.

To the front there are tiered gardens.

Parking

Garage to the rear of the property with an up & over door.

EPC = D.

Council Tax Band = D.