

Freehold

Guide Price

£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

Entrance

uPVC entrance door to -

• Detached Bungalow In Rodmill

· Modern Bathroom & Separate

Lobby

with further door to -

• 3 Bedrooms

Hallway

Lounge

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

Dining Room

Lounge

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

Fitted Kitchen

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

to -

• Utility Room

Dining Room

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

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

Cloakroom

Fitted Kitchen

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

Lawned Rear Garden

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 -

space for apright mage, neezer. Part thea

GarageCHAIN FREE

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.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.