



# TOWN PROPERTY



01323 412200

Freehold

## Offers In The Region Of

# £450,000



3 Bedroom



1 Reception



2 Bathroom



## 78 Coppice Avenue, Eastbourne, BN20 9PY

\*\*\*OFFERS IN THE REGION OF £450,000\*\*\*

Enviably located in Willingdon within close walking distance of local shops and schools, views towards the South Downs can also be enjoyed from the front of this extended three bedroomed detached bungalow. Refurbished in recent years, the bungalow is presented to a high standard throughout and its accommodation is approached via a generous hallway which opens onto the modern kitchen/dining room with breakfast bar and adjoining open plan sitting room. Bi folds from here open onto the secluded rear garden. Bedroom one is particularly spacious and boasts en suite facilities and the bungalow is complimented further with well appointed bathroom/wc. New carpets and laminate flooring extend throughout. To the front is a driveway and a landscaped front garden whilst double glazing and gas fired central heating and radiators also extend throughout. Polegate High Street shops and the mainline railway station are approximately one mile distant.



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[info@town-property.com](mailto:info@town-property.com)

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## Main Features

- Detached Bungalow
- 3 Bedrooms
- Open Plan Sitting Room
- Open Plan Kitchen/Dining Room
- En-Suite Shower Room/WC to Master Bedroom
- Further Family Bathroom/WC
- Secluded Rear Garden
- Driveway

### Entrance

Frosted composite double glazed door to-

### Entrance Hallway

Radiator. Linen cupboard. Wood laminate flooring. Access to loft (not inspected).

### Open Plan Sitting Room

16'6 x 6'4 (5.03m x 1.93m)

Radiator. Wood laminate flooring. Skylight with tinted glass. Double glazed bi-fold doors to rear.

### Open Plan Kitchen/Dining Room

18'11 x 10'4 (5.77m x 3.15m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces. Breakfast bar with cupboards and drawers under. Integrated four ring electric hob and eye level oven and grill, fridge freezer, dryer and dishwasher. Range of wall mounted units. Radiator. Wood laminate flooring.

### Master Bedroom

13'6 x 13'0 (4.11m x 3.96m)

Radiator. Carpet. Double glazed window to front aspect with Downland views.

### En-Suite Shower Room/WC

Wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Tiled flooring. Fully tiled walls.

### Bedroom 2

11'6 x 7'8 (3.51m x 2.34m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with Downland views.

### Bedroom 3/Study

9'3 x 8'4 (2.82m x 2.54m)

Radiator. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Fully tiled walls. Frosted double glazed window.

### Outside

There is a secluded lawned rear garden whilst the front is landscaped to stone chippings.

### Parking

There is a driveway to the front which provides invaluable off street parking.

EPC = D

Council Tax Band = C

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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.