



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£325,000 - £330,000



2 Bedroom



1 Reception



1 Bathroom



7 Berkeley Walk, Eastbourne, BN23 7PS

GUIDE PRICE £325,000 - £330,000

This spacious 'Whichello' built detached bungalow occupies a level position within the Poets Estate in Langney and has two double bedrooms and secluded lawned rear gardens. Presented to a good standard throughout, there is a sitting/dining room, fitted modern kitchen/breakfast room and a stylish shower room and separate WC with double glazing and gas fired central heating and radiators extending throughout. A single garage is also located to the rear accessed via Close 6, off The Rising. Langney shopping centre and nearby bus services can also be found within walking distance.

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Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Entrance Vestibule
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Modern Shower Room
- Separate WC
- Lawned Gardens
- Driveway & Garage

Entrance

Frosted double glazed door to-

Entrance Vestibule

Frosted inner door to-

Entrance Hallway

Radiator. Store cupboard. Airing cupboard. Carpet. Access to loft (not inspected).

Sitting/Dining Room

16'2 x 12'0 (4.93m x 3.66m)

Radiator. Carpet. Double glazed window to front aspect.

Kitchen/Breakfast Room

11'7 x 11'3 (3.53m x 3.43m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Breakfast bar. Inset four ring electric hob and electric oven under. Integrated fridge and freezer and dishwasher. Range of wall mounted units. Concealed gas boiler. Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects.

Double Glazed Conservatory

11'7 x 10'6 (3.53m x 3.20m)

Work surfaces with cupboards under. Space and plumbing for washing machine. Wood laminate flooring. Double glazed window to rear aspect. Sliding double glazed door to rear garden.

Bedroom 1

13'3 x 11'5 (4.04m x 3.48m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

11'8 x 10'10 (3.56m x 3.30m)

Radiator. Carpet. Double glazed window to front aspect.

Modern Shower Room

Oversized walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Fully tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Pedestal wash hand basin set in vanity unit. Part tiled walls. Frosted double glazed window.

Outside

There are lawned gardens arranged to the front and rear.

Parking

There is a single garage located to the rear of the bungalow.

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.