






TOWN PROPERTY



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Freehold

 2 Bedroom  2 Reception  1 Bathroom

£289,950



## 110 Priory Road, Eastbourne, BN23 7BL

Being sold CHAIN FREE, this linked detached bungalow on the borders of Springfield Farm in Langney boasts two double bedrooms, a spacious sitting room and a double glazed garden room. Double glazing and gas fired central heating extend throughout and the property also includes a sizeable porch, a fitted kitchen and a shower room/wc. There are lawned gardens to the front and rear of the property and a driveway to the front provides off street parking and leads to the single garage which boasts a remote roller door. Langney shopping centre, the exciting marina development and The Crumbles shopping complex are also easily accessible.

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**£289,950****Main Features**

- Link Detached Bungalow
- 2 Double Bedrooms
- Sitting Room
- Kitchen
- Double Glazed Garden Room
- Shower Room/WC
- Lawned Garden
- Driveway
- Garage
- CHAIN FREE

**Entrance**

Frosted double glazed door to-

**Double Glazed Porch**

Double glazed frosted windows. Double glazed inner door to-

**Entrance Hallway**

Radiator. Access to loft with retractable ladder (not inspected).

**Sitting Room**

14'10 x 11'9 (4.52m x 3.58m)

Radiator. Fireplace with surround, mantel above and inset gas fire. Carpet. Double glazed window to front aspect.

**Kitchen**

11'0 x 7'2 (3.35m x 2.18m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker, fridge freezer and refrigerator. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Wall mounted gas boiler. Meter/store cupboard. Radiator. Frosted double glazed window. Double glazed door to side.

**Bedroom 1**

11'9 x 9'0 (3.58m x 2.74m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

**Bedroom 2/Dining Room**

12'2 x 9'1 (3.71m x 2.77m)

Radiator. Sliding double glazed doors to rear.

**Double Glazed Garden Room**

9'3 x 8'10 (2.82m x 2.69m)

Wood laminate flooring. Double glazed window to side aspect. Sliding double glazed doors to rear. Lantern roof.

**Shower Room/WC**

Oversize walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled, part panelled walls. Airing cupboard. Frosted double glazed window.

**Outside**

There are front and rear gardens, laid to lawn and patio.

**Parking**

A driveway provides off street parking and leads to the garage.

**Garage**

16'64 x 7'96 (4.88m x 2.13m)

Remote roller door.

**Council Tax Band = C****EPC = D**