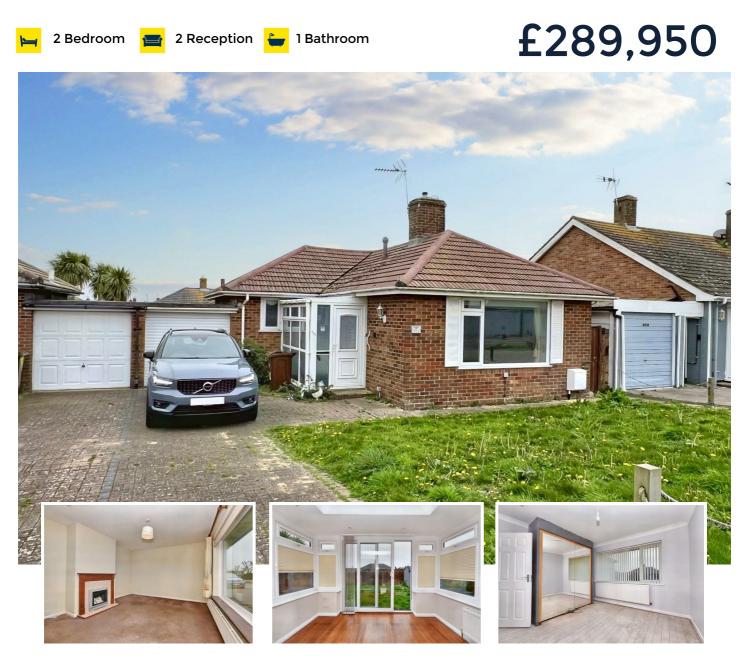




Freehold



## 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.

Freehold

£289,950

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Main Features	Entrance Frosted double glazed door to-
<ul> <li>Link Detached Bungalow</li> </ul>	Double Glazed Porch Double glazed frosted windows. Double glazed inner door to-
2 Double Bedrooms	
Sitting Room	Entrance Hallway Radiator. Access to loft with retractable ladder (not inspected).
• Kitchen	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.
Double Glazed Garden Room	
<ul> <li>Shower Room/WC</li> </ul>	
Lawned Garden	
• Driveway	
• Garage	
• CHAIN FREE	<b>Bedroom 1</b> 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

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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 (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.