

62 Pococks Road, Eastbourne,
BN21 2RP

Freehold

£450,000



2 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Having been skilfully extended in the past, this most impressive detached bungalow in Rodmill has two generous bedrooms and is notable for its spaciousness, high specification throughout and many double aspect rooms. The well equipped kitchen/breakfast room includes a range cooker and 'American style fridge freezer', the modern and stylish bathroom/wc is well proportioned and the large sitting/dining room affords direct access to the lovely conservatory which enjoys a delightful aspect into the landscaped rear gardens. The gardens are beautifully laid to lawn and patio and planted with flowers and shrubs whilst enjoying a secluded Westerly aspect. A garden cabin/home office is also included with a new utility room/bar adjoining the extended oversize garage. Considered to be in excellent decorative condition throughout, the bungalow boasts many unique features including a garden sprinkler system, CCTV, five outside water taps and outside garden and driveway lighting. A block paved driveway also provides off street parking. Local shops in Framfield Way, the district general hospital and excellent bus services into town are within close walking distance whilst the town centre is approximately one and half miles distant.

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£450,000**Main Features**

- Detached Bungalow
- 2 Bedrooms
- Large Sitting/Dining Room
- Double Glazed Conservatory
- Kitchen/Breakfast Room
- Modern Bathroom/WC
- Landscaped Gardens
- Garden Cabin/Home Office & Utility Room/Bar
- Block Paved Driveway
- Extended Oversized Garage

Entrance

Covered gated entrance porch with frosted inner door to-

Entrance Hallway

Radiator. Meter cupboard. Carpet. Access to loft with retractable ladder, automatic lighting, boarding, shelving and storage cupboard (not inspected).

Sitting/Dining Room

21'1 x 19'4 (6.43m x 5.89m)

Radiator. Carpet. Double glazed window to rear aspect.

Double Glazed Conservatory

12'10 x 7'7 (3.91m x 2.31m)

Tiled flooring. Double glazed windows to rear and side aspects with fitted blinds. Double glazed doors to rear.

Kitchen/Breakfast Room

18'10 x 10'0 (5.74m x 3.05m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with upstands and surrounding work surfaces with cupboards and drawers under. Space for range cooker and American style fridge freezer (both included). Range of wall mounted units. Extractor. Tiled flooring. Radiator. Pull out ironing board. Double glazed windows to front and side aspects and double glazed door to side.

Bedroom 1

15'5 x 10'6 (4.70m x 3.20m)

Radiator. Built in wardrobe. Carpet. Double glazed windows to front and side aspects and double glazed doors to front terrace.

Bedroom 2

9'3 x 7'11 (2.82m x 2.41m)

Radiator. Built in wardrobe. Carpet. Double glazed window to side aspect.

Modern Bathroom/WC

Panelled bath with mixer tap and shower attachment. Wall mounted wash hand basin. Low level WC. Shaver point. Radiator. Tiled flooring. Part tiled walls. Airing cupboard housing gas boiler. Frosted double glazed window.

Outside

The stunning landscaped gardens here enjoy a secluded Westerly aspect and have lawn, patio and planted flower beds.

Garden Cabin/Home Office

9'42 x 9'0 (2.74m x 2.74m)

Tiled flooring. Wall mounted electric heater. Double glazed window. Double glazed doors to covered deck.

Parking

A block paved driveway with perimeter lighting provides off street parking and leads to the garage.

Extended Oversized Garage

17'4 x 14'0 (5.28m x 4.27m)

Remote up and over door. CCTV (included). Electric power and light. Electric car charging point.

Utility Room/Bar

9'3 x 5'9 (2.82m x 1.75m)

Single drainer sink unit and mixer tap with surrounding work surfaces and upstands with cupboard under. Breakfast bar. Space and plumbing for washing machine. Radiator. Double glazed windows. Door to garage. Double glazed double doors to garden.

Council Tax Band = D

EPC = D