



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£330,000 - £345,000



2 Bedroom



1 Reception



1 Bathroom



## 97 The Rising, Eastbourne, BN23 7TL

\*\*\*GUIDE PRICE £330,000 - £345,000\*\*\*

A beautifully presented two bedroom semi detached bungalow that has undergone significant improvement by the current vendors. Conveniently located for Langney Shopping Centre the bungalow provides spacious and well proportioned accommodation comprising of two double bedrooms, a refitted kitchen and shower room and separate cloakroom. The kitchen opens to a conservatory that further leads to the garage. Further benefits include double glazing and gas central heating. An internal inspection comes very highly recommended.

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## Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Conservatory
- Refitted Kitchen
- Refitted Shower Room/WC & Cloakroom
- Beautiful & Sizeable Garden
- Garage

### Entrance

uPVC entrance door with obscured glass door to-

### Entrance Lobby

With light and further door to-

### Entrance Hallway

Loft hatch (not inspected). Cupboard housing gas boiler. Radiator. Further built in cupboard with hanging rail.

### Lounge

16'3 x 11'11 (4.95m x 3.63m)

Radiator. Coved ceiling. Double glazed window to front aspect. Door to-

### Kitchen

11'6 x 11'3 (3.51m x 3.43m)

Modern range of refitted high gloss wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Cooker point with extractor cooker hood. Space for upright fridge freezer. Plumbing and space for washing machine. Radiator. Larder cupboard. Door to conservatory.

### Conservatory

11'1 x 8'11 (3.38m x 2.72m)

Double glazed window. Door to gardens.

### Bedroom 1

13'6 x 11'4 (4.11m x 3.45m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

### Bedroom 2

11'2 x 10'10 (3.40m x 3.30m)

Radiator. Coved ceiling. Double glazed window to front aspect.

### Cloakroom

Low level WC. Wash hand basin. Coved ceiling. Frosted double glazed window.

### Modern Shower Room/WC

Refitted white suite comprising of shower cubicle with rainwater showerhead and further shower attachment. Low level WC. Wash hand basin with chrome mixer tap. Tiled walls. Chrome heated towel rail. Extractor fan. Frosted double glazed window.

### Outside

The beautiful and sizeable rear garden provides a high level of seclusion. Mainly laid to lawn there are well stocked flower beds and borders. There is a pond, gated access to the side and rear access to the garage with its up and over door.

**Council Tax Band = C**

**EPC = C**