

2 Bedroom

1/2 Reception 👗

1 Bathroom



Freehold





8 Lapwing Close, Eastbourne, BN23 7RX

Just a short walk from Langney shopping centre, this detached bungalow has two bedrooms and offers a level position within the Birds Estate and is set amongst attractive and secluded lawned rear gardens. Being sold CHAIN FREE, there is a fitted kitchen, sitting room, shower room/wc in addition to a double glazed conservatory with modernisation and redecoration required throughout. To the side is a driveway and ample off street parking which leads to the single garage. Nearby bus services also run towards the exciting marina development and town centre.

£329,950

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Main Features	Entrance Frosted double glazed door to double glazed porch. Double glazed door to-
 Detached Bungalow 	Entrance Hallway
• 2 Bedrooms	Radiator. Store cupboard. Airing cupboard. Carpet. Access to loft (not inspected).
Double Glazed Porch	Sitting Room 14'8 x 11'5 (4.47m x 3.48m) Radiator. York fireplace with stone surround and mantel above. Carpet. Double glazed window to front aspect.
Sitting Room	
• Kitchen	
Double Glazed Conservatory	Kitchen 10'0 x 8'2 (3.05m x 2.49m) 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. Inset four ring electric hob and electric oven and grill under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Wood laminate flooring. Double glazed window to front aspect. Double glazed door to side aspect.
Shower Room/WC	
Lovely Rear Garden	
• Driveway & Garage	
• CHAIN FREE	Bedroom 1 13'2 x 10'10 (4.01m x 3.30m) Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.
	Bedroom 2 10'11 x 10'8 (3.33m x 3.25m) Radiator. Carpet. Built in wardrobe. Sliding double glazed doors to-
	Double Glazed Conservatory 9'7 x 7'5 (2.92m x 2.26m) Wood laminate flooring. Double glazed windows. Double glazed double doors to rear garden.
	Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.
	Outside There are lawned gardens, which to the rear are secluded and nicely landscaped with planted borders, areas of patio and a lockable shed.
	Parking A driveway provides off street parking.
	Garage 17'48 x 7'90 (5.18m x 2.13m) Up and over door. Electric power and light. Door to garden.
	Council Tax Band = C
	EPC = D

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