Freehold

Guide Price



8 Lapwing Close, Eastbourne, BN23 7RX

GUIDE PRICE £300,000 - £315,000

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.

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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.

Kitchen

Sitting Room

Kitchen

Double Glazed Conservatory 10'0 x 8'2 (

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
Shower Room/WC 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.

Lovely Rear GardenDriveway & 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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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.