



TOWN PROPERTY






01323 412200

Freehold

Guide Price

£300,000 - £315,000

 2 Bedroom  1/2 Reception  1 Bathroom



## 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

- Detached Bungalow
- 2 Bedrooms
- Double Glazed Porch
- Sitting Room
- Kitchen
- Double Glazed Conservatory
- Shower Room/WC
- Lovely Rear Garden
- Driveway & Garage
- CHAIN FREE

### Entrance

Frosted double glazed door to double glazed porch. Double glazed door to-

### Entrance Hallway

Radiator. Store cupboard. Airing cupboard. Carpet. Access to loft (not inspected).

### 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

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.

### 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**