



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£269,950



9 Elderwood Close, Eastbourne, BN22 0TL

A two bedroom end of terraced bungalow situated on the borders of Hampden Park and Willingdon. Occupying a sizeable plot the bungalow benefits from two double bedrooms, a refitted shower room and kitchen, double glazing and gas central heating. As well as an allocated parking space to the front, there is a garage with an up and over door in a nearby block. Local shops can be found nearby at Freshwater Square. An internal inspection comes highly recommended.

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Main Features

- End Terraced Bungalow
- 2 Bedrooms
- Lounge
- Inner Hallway
- Kitchen
- Shower Room/WC
- Secluded Rear Garden
- Allocated Parking Space
- Garage in Nearby Block

Entrance

uPVC entrance door to-

Lobby

Coved ceiling. Built in cupboard. Further door to-

Lounge

17'1 x 10'3 (5.21m x 3.12m)

TV point. Radiator. Double glazed window to front aspect. Door to-

Inner Hallway

Built in cupboard with fixed shelving.

Kitchen

9'7 x 8'10 (2.92m x 2.69m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in gas hob and electric oven. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Double glazed window to front aspect.

Bedroom 1

11'3 x 10'3 (3.43m x 3.12m)

Radiator. Wood effect flooring. Coved ceiling. Airing cupboard housing hot water cylinder. Built in double wardrobe. Double glazed window to rear aspect.

Bedroom 2

8'9 x 8'2 (2.67m x 2.49m)

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

Conservatory

8'1 x 6'1 (2.46m x 1.85m)

Wooden conservatory with light and door to gardens.

Shower Room/WC

Low level WC. Pedestal wash hand basin. Part tiled walls. Part panelled walls. Extractor fan. Radiator.

Outside

The rear garden provides a high level of seclusion and is mainly laid to lawn with large flower beds, wooden sheds and gated side access.

Garage in Nearby Block

There is a garage with an up and over door in a nearby block.

Council Tax Band = C

EPC = C