



Freehold

🖌 2 Bedroom a 1 Reception 🖕 1 Bathroom

£305,000



8 Willard Close, Eastbourne, BN22 8SX

GUIDE PRICE £305,000 - £315,000

This lovely bungalow in Bridgemere occupies a level plot and is semi detached. Arranged with two double bedrooms and an attractive and secluded rear garden. The property features a fitted front kitchen and a generous sitting room, both with a front aspect and a bathroom/wc is also included. The bungalow is double glazed and also has gas fired central heating and radiators with ample off street parking to the front for multiple vehicles, leading to the single garage with remote up and over door. Approximately a quarter of mile distant from the town centre and picturesque seafront, bus services also run nearby.

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Main Features	Entrance Covered entrance with double glazed frosted door to-
 Semi Detached 	Entrance Hallway Carpet, radiator, airing cupboard housing gas boiler and further store cupboard. Sitting Room 14'8 x 11'8 (4.47m x 3.56m) Carpet, radiator, fireplace surround with mantel above, double glazed window to front aspect.
Bungalow	
• 2 Double Bedrooms	
 Sitting Room 	
• Kitchen	Kitchen 9'10 x 8'1 (3.00m x 2.46m) Range of units comprising of bowl and half single drainer sink unit with mixer tap. Part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for electric cooker, fridge freezer and space and plumbing for washing machine. Range of wall mounted units and extractor. Double glazed window to front aspect and double glazed door to side aspect. Bedroom 1 13'2 x 11'5 (4.01m x 3.48m) Computer redictors built in wordschop and double glazed window to rear espect
Bathroom/WC	
 Secluded Rear Garden 	
 Large Driveway 	
• Garage	
• CHAIN FREE	Carpet, radiator, built in wardrobe and double glazed window to rear aspect.
	Bedroom 2 10'1 x 10 (3.07m x 3.05m) Carpet, radiator, double glazed door to rear aspect and frosted double glazed window.
	Bathroom/WC Shower with mixer tap, shower screen and wall mounted electric shower. Pedestal wash basin, low level WC, radiator, part tiled walls and double glazed frosted window.
	Outside There are attractive gardens to the front and rear of the property with gated side access. The rear garden also includes two greenhouse and three sheds.
	Parking A generous driveway to the front has ample parking for a number of vehicles.
	Garage 16'07 x 7'88 (5.05m x 2.13m) Remote up and over door, electric light and power.
	COUNCIL TAX BAND = C
	EPC = C

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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 (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.