



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£390,000 - £400,000**



## 59 Tolkien Road, Eastbourne, BN23 7AL

\*\*\* GUIDE PRICE £390,000 -£400,000 \*\*\*

Having been adapted from a three bedroom to a two bedroom in past years, this well presented detached bungalow in Langney provides spacious accommodation and boasts a long driveway to the side with off street parking for multiple vehicles. Presented to a good standard throughout, the property features a sizeable sitting room that opens onto a double glazed conservatory and a fitted kitchen and a fully tiled bathroom/wc are also included. The secluded lawned rear garden has planted borders and provides access to a useful shed and the single garage which is operated by a remote up and over door. Langney shopping centre, the exciting marina development and Westham railway station are all in the surrounding area and bus services that run into town are close by.



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## Main Features

- Detached Bungalow
- Two Double Bedrooms
- Sitting Room
- Double Glazed Conservatory
- Kitchen
- Bathroom/WC
- Secluded Lawned Rear Garden
- Garage
- Large Driveway for Multiple Vehicles
- Close to Langney Shopping Centre, Marina Development and Westham Railway

## Entrance

Covered entrance with frosted double glazed door to-

## Entrance Hallway

Radiator. Airing cupboard. Carpet. Access to loft with retractable ladder (not inspected).

## Sitting Room

18'0 x 12'3 (5.49m x 3.73m)

Radiator. Fireplace with ornate surround, mantel above and inverted wall mounted gas fire.

## Double Glazed Conservatory

11'10 x 9'1 (3.61m x 2.77m)

Radiator. Carpet. Double glazed windows and double doors to rear aspect.

## Kitchen

11'1 x 9'6 (3.38m x 2.90m)

Range of units comprising of bowl and a half single drainer sink unit with mixer tap and part tiled walls, surround worksurfaces with cupboards and drawers under. Inset four ring gas hob and eye level double oven. Integrated dishwasher. Space and plumbing for washing machine. Wall mounted units with concealed extractor and gas boiler. Space for fridge freezer. Wood laminate flooring. Double glazed window to rear and double glazed for to side aspect.

## Bedroom 1

15'3 x 11'4 (4.65m x 3.45m)

Radiator. Fitted wardrobes. Carpet. Double glazed window to front aspect.

## Bedroom 2

10'7 x 9'4 (3.23m x 2.84m)

Radiator. Fitted wardrobes. Carpet. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

## Outside

There are lawned gardens to the front and rear of the bungalow, the rear being secluded and planted with flower and shrub borders.

## Parking

A long driveway extends to the side providing off street parking for a number of vehicles.

## Garage

17'06 x 8'5 (5.33m x 2.57m)

Remote up and over door, electric light and power supply.

**COUNCIL TAX BAND = D**

**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.