



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£360,000 - £375,000



10 Middleton Drive, Eastbourne, BN23 6HD

*** GUIDE PRICE £360,000 - £375,000 ***

This well presented bungalow on Langney Point is detached and has two double bedrooms, a driveway and single garage. With a spacious sitting/dining room and a modern fitted kitchen, a fully tiled shower room and fully tiled separate wc are also included, whilst a lean to/utility room provides further appliance space. Double glazing and gas fired central heating and radiators extend throughout and to the rear is a generous patio garden with sheds included. Five Acres playing fields, shops in Beatty Road and the delightful Princes Park are all nearby with the exciting marina development and town centre both being easily accessible.

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Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Sitting/Dining Room
- Modern Kitchen
- Lean To/Utility
- Modern Shower Room
- Separate WC
- Patio Garden
- Driveway
- Garage

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Store and airing cupboard. Carpet. Access to loft with retractable ladder (not inspected) which houses new combi boiler and is boarded and insulated. Frosted double glazed window.

Sitting/Dining Room

17'10 x 11'11 (5.44m x 3.63m)

Radiator. Fireplace with surround and mantel above with space for electric fire. Carpet. Double glazed window to front aspect.

Modern Kitchen

10'3 x 7'2 (3.12m x 2.18m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Double glazed window to rear aspect and door to-

Lean To/Utility Room

7'5 x 6'3 (2.26m x 1.91m)

Space for fridge freezer and freezer. Window to rear aspect. Door to rear.

Bedroom 1

11'11 x 11'9 (3.63m x 3.58m)

Radiator. Carpet. Space for wardrobes. Double glazed window to rear aspect.

Bedroom 2

10'9 x 10'5 (3.28m x 3.18m)

Radiator. Carpet. Space for wardrobes. Double glazed window to front aspect.

Modern Shower Room

Shower cubicle with new wall mounted shower. Pedestal wash hand basin. Radiator. Fully tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Wall mounted wash hand basin. Fully tiled walls. Radiator. Frosted double glazed window.

Outside

There are generous patio gardens to the rear which have sheds included.

Parking

A driveway to the side leads to the single garage.

Garage

17'08 x 8'04 (5.38m x 2.54m)

Up and over door and door to garden.

AGENTS NOTE:

The following changes have been made since the EPC certificate was issued: New boiler, some new radiators fitted and double glazed windows replaced and a new double glazed door.

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.