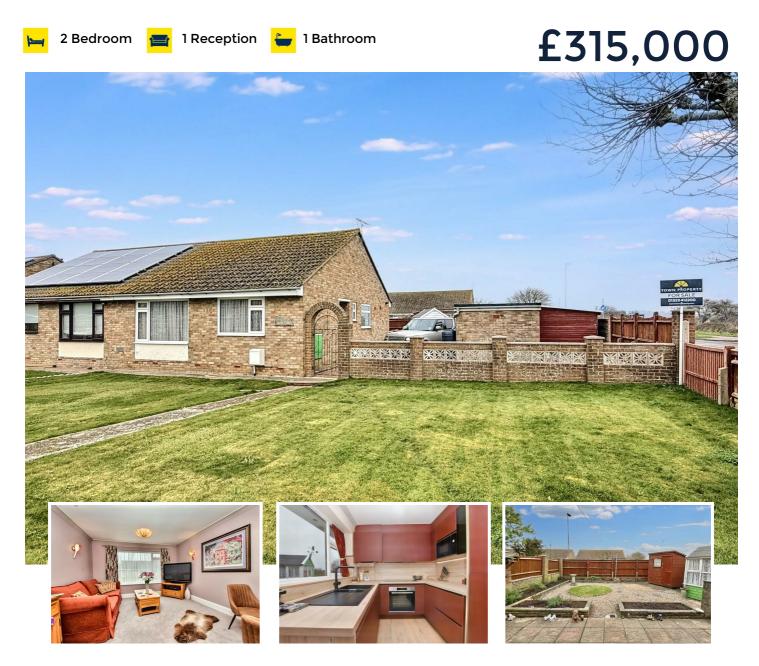




Freehold



## 2 Keats Walk, Eastbourne, BN23 7PZ

#### \*\*\* GUIDE PRICE £315,000 - £325,000 \*\*\*

This superbly refurbished semi detached bungalow in Langney is notable for its generous corner plot and generous amount of parking where scope exists for an extension/annexe, subject to consents. Now featuring a high quality kitchen with fully integrated appliances and a new boiler and a newly refitted luxury bath and shower room/wc, the larger of the two bedrooms also features professionally fitted wardrobes that incorporates an integral 'dressing station'. Decorated to a high standard throughout, the property has a garage to the rear and is conveniently located within close walking distance of bus routes and Langney shopping centre. Eastbourne's exciting marina development and Westham Village with its railway station are also approximately half a mile distant.

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# £315,000

Main Features	Entrance Covered entrance with frosted double glazed door to-
<ul> <li>Corner Plot</li> <li>Refurbished Semi Detached</li> </ul>	Entrance Hallway Radiator. Store cupboard. Access to loft (not inspected).
Bungalow <ul> <li>2 Double Bedrooms</li> </ul>	Sitting Room 14'9 x 11'7 (4.50m x 3.53m) Radiator. Carpet. Double glazed window to front aspect.
<ul> <li>Sitting Room</li> <li>Refitted Kitchen with Integrated Appliances</li> <li>Luxury Bath &amp; Shower Room/WC</li> </ul>	Refitted Kitchen 10'5 x 7'1 (3.18m x 2.16m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding upstands and works surfaces with cupboards and drawers under. Inset five ring induction hob and electric oven under and hidden extractor. Wall mounted and glass fronted units. Integrated washing machine, dishwasher and fridge freezer. Concealed new wall mounted gas boiler. Radiator. Wood laminate flooring. Double glazed window to rear aspect. Double glazed stable door to rear.
<ul> <li>Lawned &amp; Patio Gardens</li> <li>Ample Parking</li> <li>Detached Garage</li> <li>Generous Gardens with Scope to Extend</li> </ul>	Bedroom 1 11'5 x 9'7 (3.48m x 2.92m) Radiator. Professionally installed high specification built in wardrobes including integral 'Dressing Station'. Carpet. Double glazed window to rear aspect. Bedroom 2 10'8 x 7'2 (3.25m x 2.18m) Radiator. Carpet. Double glazed window to front aspect.
	<ul> <li>Luxury Bath &amp; Shower Room/WC</li> <li>Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Part panelled walls. Heated 'dentist' mirror with back light. Frosted double glazed window.</li> <li>Outside</li> <li>The corner gardens are largely laid to lawn at the front, and have lawn and patio to the rear.</li> <li>Parking</li> <li>There is ample off street parking for a number of vehicles and/or a motorhome.</li> </ul>
	Garage 15'08 x 8'03 (4.78m x 2.51m) Up and over door. 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) is in working) 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.