



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£300,000 - £320,000



39 Blue Bird Way, Eastbourne, BN22 0BF

*** GUIDE PRICE £300,000 - £320,000 ***

A newly constructed two-bedroom semi-detached house situated in the desirable Meadowburne Place development, located on the border of Willingdon and West Hampden Park. This beautifully presented property features two double bedrooms, a ground floor cloakroom, a spacious westerly facing lawned rear garden, and off-road parking for two cars.



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Eastbourne, BN22 0BF**

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Main Features

- Immaculately Presented Semi Detached House
- Two Double Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen
- Bathroom/WC
- Patio and Lawned Rear Garden
- Tandem Driveway
- Gas Central Heating & Double Glazing Throughout

Entrance

Paved pathway to UPVC front door with storm porch.

Sitting Room

17'9 x 11'7 (5.41m x 3.53m)

Radiator. Carpet. Electric fireplace in media unit. Understairs cupboard. Double glazed window to front aspect.

Kitchen

9'11 x 9'3 (3.02m x 2.82m)

Range of wall and base units with under unit lighting. Worktops with inset single drainer Blanco sink unit and mixer tap and cupboards and drawers under. Four ring gas hob with electric oven under. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Extractor hood and extractor fan. Concealed gas boiler. Vinyl flooring. Double glazed window to rear aspect.

Inner Hallway

Radiator. Vinyl flooring. Door to rear garden. Door to-

Ground Floor Cloakroom

Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Vinyl flooring.

Stairs from Lounge to First Floor Landing

Master Bedroom

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

Carpet. Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen, shower attachment and wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Radiator. Extractor fan. Part tiled walls. Frosted double glazed window.

Outside

The westerly facing rear garden is mainly laid to lawn with an area of patio adjoining the house. The garden has fenced boundaries with a shed and gate for side access.

Parking

There is a tandem driveway to the side of the property providing off road parking.

Council Tax Band = C

EPC = B

AGENTS NOTE:

In accordance with section 21 of the Estate Agency Act, the vendor of this property is associated with Town Property.

There is a maintenance charge of £177.03 per annum.

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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.