



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

Guide Price £280,000 - £295,000



41 Kingfisher Drive, Eastbourne, BN23 7RL

*** GUIDE PRICE £280,000 - £295,000 ***

Charming semi-detached bungalow within the Birds Estate with much kerb appeal, a generous and sunny lawned rear garden and garage en-bloc to the rear. Being sold with no onward chain, comprising; large entrance hall with storage, bow fronted lounge, kitchen breakfast room and two bedrooms. The location affords great access to bus routes, Langney Shopping Centre and amenities. The front garden has been recently laid to Indian sandstone and overlooks a lawned area adjacent to Heron Close and rear garden is beautifully maintained. Further benefits include gas central heating and double glazing. Early inspection comes highly recommended.

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Main Features

- Charming Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Shower Room
- Separate WC
- Rear Garden
- Garage
- Gas Central Heating & Double Glazing Throughout
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Carpet. Airing cupboard. Loft access (not inspected).

Lounge

14'10 x 12'2 (4.52m x 3.71m)

Radiator. Carpet. Double glazed bay window to front aspect.

Kitchen

12'2 x 9'1 (3.71m x 2.77m)

Range of wall and base units, worksurfaces with inset single drainer sink unit. Space for cooker and fridge freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Double glazed windows to side and rear aspect. Double glazed door to rear aspect.

Bedroom 1

12'44 x 13'3 (3.66m x 4.04m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

9'11 x 8'6 (3.02m x 2.59m)

Double glazed window to front aspect.

Shower Room

Shower cubicle. Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the property and to the side. There are two gates to the front and rear.

Garage

Single garage in nearby block with an up and over door.

COUNCIL TAX BAND = C

EPC = D