



# TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£380,000 - £400,000**



## 4 Cornwallis Close, Eastbourne, BN23 6AU

\*\*\* GUIDE PRICE £380,000 - £400,000 \*\*\*

An extremely spacious and well proportioned two bedroom detached bungalow set in an incredibly large plot with a double garage. Having undergone much improvement the bungalow which is situated in the sought after Langney Point area of Eastbourne benefits from two double bedrooms, a luxury refitted shower room, a spacious lounge/dining room and kitchen. A particular feature of the bungalow is the wonderful garden that is laid to lawn and patio and provides gated access to the double garage. There is also off road parking for two vehicles. Local shops are within easy walking distance as is the Seafront. An internal inspection comes highly recommended.

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### Main Features

- Spacious Detached Bungalow
- Two Double Bedrooms
- Double Aspect Lounge/Dining Room
- Modern Kitchen
- Shower Room/WC
- Large Landscaped Rear Garden
- Double Garage
- Off Road Parking for Two Vehicles
- Gas Central Heating & Double Glazing Throughout
- Walking Distance to Seafront and Local Shops

### Entrance

Entrance door to-

### Hallway

Radiator. Carpet. Access to loft (not inspected). Airing cupboard housing hot water cylinder. Built in cupboard housing gas boiler.

### Double Aspect Lounge/Dining Room

18'2 x 12'5 (5.54m x 3.78m)

Coved ceiling. Carpet. Radiator. TV point. Frosted double glazed window to side aspect. Double glazed patio door to rear garden.

### Fitted Kitchen

9'9 x 7'9 (2.97m x 2.36m)

Modern range of fitted white high gloss wall and base units with chrome handles. Worktops with single drainer sink unit with mixer tap. Cooker point. Space and plumbing for washing machine. Style for upright fridge freezer. Part tiled walls. Double glazed window to rear aspect. Frosted double glazed window to side aspect.

### Bedroom 1

13'2 x 11'1 (4.01m x 3.38m)

Carpet. Radiator. Double glazed window to front aspect.

### Bedroom 2

11'3 x 10'1 (3.43m x 3.07m)

Radiator. Carpet. Double glazed window to front aspect.

### Modern Shower Room/WC

White suite comprising of corner shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap set in vanity unit with cupboard below. Acrylic panelled walls. Radiator. Frosted double glazed window.

### Outside

The incredibly spacious rear garden is laid to lawn and patio. There are well stocked flower beds and borders. There is gated side access which provides access to the double garage.

### Parking

To the front there is a driveway providing off road parking for two vehicles.

EPC = C

Council Tax Band = D