



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£400,000 - £425,000



11 Pendine Gardens, Lower Willingdon, Eastbourne, BN22 0BJ

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Having been skilfully extended, this attractive detached bungalow forms part of the exclusive 'Meadowburne Place' development built in recent years by David Wilson Homes. Having two bedrooms both with fitted shutters, the bungalow is notable for its spacious sitting/dining room which opens onto the landscaped rear garden. The new extension features the well equipped kitchen/breakfast/garden room where appliances are fully integrated. This also opens onto the garden and the adjoining utility room and cloakroom are also accessed from here. Being sold CHAIN FREE, the property is well presented and offers generous parking with a driveway leading to an integral garage. Shops and amenities within Willingdon can be found nearby whilst Hampden Park Village shops and the mainline railway station are approximately one and a half miles distant.



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Lower Willingdon,
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Main Features

- Extended Detached Bungalow
- Two Bedrooms
- Cloakroom
- Sitting/Dining Room
- Kitchen/Breakfast/Garden Room
- Utility Room
- Modern Shower Room/WC
- Driveway
- Garage
- CHAIN FREE

Covered Entrance

Frosted double glazed door to-

Hallway

Radiator. Store/coats cupboard. Meter cupboard. Wood laminate flooring. Access to loft (not inspected).

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit with cupboard below. Wood laminate flooring.

Sitting/Dining Room

23'0 x 13'5 (7.01m x 4.09m)

Two radiators. Wood laminate flooring. Double glazed double doors to rear aspect.

Kitchen/Breakfast/Garden Room

17'5 x 13'2 (5.31m x 4.01m)

Range of units comprising of double bowl sink unit and mixer tap and surrounding worksurfaces with cupboards and drawers under. Four ring electric hob. Eye level oven and microwave. Drinks chiller. Integrated dishwasher and fridge freezer. Range of wall mounted units and extractor. Wood laminate flooring. Radiator. Double glazed window to side aspect. Double glazed double doors to garden. Door to-

Utility Room

11'0 x 5'5 (3.35m x 1.65m)

Range of units comprising single drainer sink unit and mixer tap with upstands and worksurfaces with cupboards under. Integrated washing machine. Wood laminate flooring. Radiator. Door to integrated garage.

Bedroom 1

10'2 x 9'9 (3.10m x 2.97m)

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.

Bedroom 2

15'3 x 8'8 (4.65m x 2.64m)

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.

Modern Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Wash hand basin with mixer tap with vanity unit below. Shaver point. Radiator. Wood laminate flooring. Part tiled walls. Large linen cupboard.

Outside

There are gardens to the front and side with the rear having been landscaped in readiness for paving etc. There are also raised borders ready for planting. A shed is also included.

Parking

There is a driveway to the side providing off street parking.

Garage

18'8 x 10'0 (5.69m x 3.05m)

Remote roller door. Light and power. Wall mounted gas boiler.

EPC = B

COUNCIL TAX = 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 (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.