



Freehold

#### 🛏 1 Bedroom 💼 1 Reception 🖕 1 Bathroom

## £180,000



#### 9 Finistere Avenue, Eastbourne, BN23 6UJ

Forming part of the Kings Park development close to Eastbourne's marina, this semidetached bungalow has one large double bedroom, a spacious fitted kitchen, lounge with double glazed sliding doors to the front garden, wet room and double glazed throughout. The Crumbles Shopping Complex and Sovereign Swimming Pool are also nearby whilst regular bus services run into Eastbourne Town Centre and Pevensey Bay. Being sold chain free, early viewing is advised.

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Main Features	Entrance Double glazed door to-
<ul> <li>Semi Detached Bungalow</li> </ul>	Double Glazed Porch Inner door to-
Double Bedroom	
• Lounge	Lounge 14'2 x 13'6 (4.32m x 4.11m )
• Kitchen	Linoleum flooring. Double glazed sliding door to garden. Door to-
Wet Room/WC	<b>Kitchen</b> 15'8 x 8'8 (4.78m x 2.64m) Range of floor and base units, surrounding worktops with single drainer stainless steel sink unit and cupboards and drawers under. Space for cooker. Space and
Paved Garden	
Close to Eastbourne Marina &	plumbing for washing machine. Space for further appliances. Linoleum flooring.
Local Shops	Space for dining table. Cupboard housing immersion heater. Door to rear picket fence garden.
• CHAIN FREE	Bedroom 13'5 x 10'0 (4.09m x 3.05m) Linoleum flooring. Double glazed window to front aspect.
	Wet Room/WC Wall mounted electric shower. Pedestal wash hand basin. Low level WC. Frosted double glazed window.
	Outside The rear garden is paved with a pebbled surround and picket fence. The front garden is paved with a Southerly aspect.
	COUNCIL TAX BAND = A

AGENTS NOTE:

There is an estate charge of £375 per quarter.

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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., tile, 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., tile, 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.