



# TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £289,950



### 18 Nightingale Close, Eastbourne, BN23 7RH

A 2 bedroom semi detached bungalow that occupies a sizable corner plot. Located on the Birds Estate in Langney within easy walking distance of Langney Shopping Centre the bungalow benefits from a wonderful bay windowed lounge/dining room, refitted kitchen, large conservatory, refitted shower room/wc, master bedroom with fitted wardrobes and a permanent staircase to the second bedroom. The garden provides a high level of seclusion and provides access to the garage with its up & over door. An internal inspection comes very highly recommended.

18 Nightingale Close,  
Eastbourne, BN23 7RH

£289,950

Main Features

- Semi Detached Bungalow  
Situated On The Birds Estate
- 2 Bedroom
- Spacious Bay Windowed  
Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- Shower Room/WC
- Cloakroom
- Secluded Rear Garden Laid  
To Patio & Shingle
- Garage

**Entrance**  
uPVC door with frosted glass to porch. Radiator. Further door to –

**Hallway**  
Radiator. Dado rail. Built-in cupboard with fixed shelving. Coved ceiling.

**Spacious Bay Windowed Lounge/Dining Room**  
25'6 x 13'6 (7.77m x 4.11m )  
Radiator. Coved ceiling. Picture rail. Feature fireplace. Stairs to first floor. Double glazed bay window & further window to side aspect.

**Fitted Kitchen**  
12'0 x 7'8 (3.66m x 2.34m )  
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with frosted splashback. Stainless steel extractor cooker hood. 'Eye' level double oven. Plumbing and space for washing machine. Oak flooring. Double glazed window. Door to –

**Conservatory**  
23'2 x 7'1 (7.06m x 2.16m )  
Radiator. Tiled floor. Double glazed windows and door to rear garden.

**Bedroom 1**  
13'4 x 11'11 (4.06m x 3.63m )  
Extensive range of fitted bedroom furniture with wardrobes, overhead storage, chest of drawers and dressing table. Picture rail. Coved ceiling. Window.

**Shower Room/WC**  
Refitted suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Tiled walls. Wall mounted electric heater. Airing cupboard housing hot water cylinder. Frosted double glazed window.

**Stairs from Ground to First Floor:**  
Window.

**Bedroom 2**  
17'3 x 6'6 (5.26m x 1.98m )  
Radiator. Eaves storage with hanging rail. Wood effect flooring. Borrowed light window.

**Outside**  
The garden provides a high level of seclusion and is laid to patio and shingle. Flower beds are filled with mature trees and shrubs. There is gated side access, a shed, coved built-in storage and access to the garage.

**Parking**  
There is a garage with an up & over door.

**EPC = D**

**Council Tax Band = C**