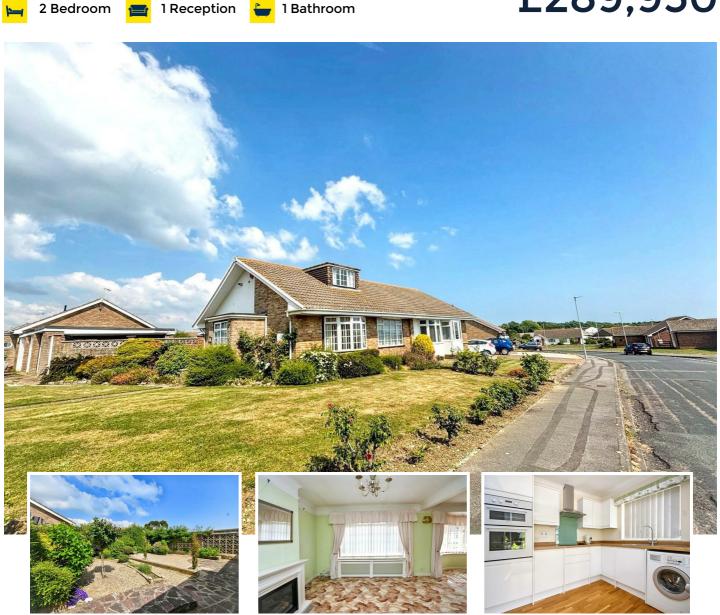
Freehold

£289,950



1 Bathroom

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.

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Main Features **Entrance**

uPVC door with frosted glass to porch. Radiator. Further door to -

· Semi Detached Bungalow Hallway

Radiator. Dado rail. Built-in cupboard with fixed shelving. Coved ceiling. Situated On The Birds Estate

Spacious Bay Windowed Lounge/Dining Room · 2 Bedroom

25'6 x 13'6 (7.77m x 4.11m)

• Spacious Bay Windowed Radiator. Coved ceiling. Picture rail. Feature fireplace. Stairs to first floor.

Double glazed bay window & further window to side aspect. Lounge/Dining Room

Fitted Kitchen 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 Conservatory 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 -Cloakroom

Secluded Rear Garden Laid

To Patio & Shingle

Shower Room/WC

Conservatory

23'2 x 7'1 (7.06m x 2.16m)

Radiator. Tiled floor. Double glazed windows and door to rear garden.

 Garage 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

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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.