Freehold





1/2 Reception 🔓



1 Bathroom

**Guide Price** £320,000-£340,000



# 13 Twineham Road, Eastbourne, BN21 2TR

\*\*\* GUIDE PRICE £320,000 TO £340,000\*\*\* REDUCED FOR QUICK SALE!

Being sold CHAIN FREE, this detached bungalow in the Rodmill area has three bedrooms and is within close walking distance of nearby shops in Framfield Way, Eastbourne and District General Hospital and local schools. There is a sitting/dining room, fitted kitchen/breakfast room and a bathroom/wc whilst double glazing and gas fired central heating extends throughout. To the rear is a secluded lawned and patio rear garden with planted shrubs and gated side access. To the side is an attached garage approached via a sloped driveway. Some modernisation is required.

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#### Main Features

# • Detached Bungalow

- 3 Bedrooms
- · Sitting/Dining Room
- · Kitchen/Breakfast Room
- · Bathroom/WC
- · Lawned Rear Garden
- Driveway
- Garage
- CHAIN FREE

#### **Entrance**

Frosted double glazed door to-

#### Hallway

Radiator. Carpet. Store cupboard. Loft access (not inspected).

## Sitting/Dining Room

21'8 x 10'2 (6.60m x 3.10m)

Radiator. Carpet. Fireplace with brick surround, inset gas fire and mantel above. Double glazed window to front aspect.

# Kitchen/Breakfast Room

9'10 x 7'3 (3.00m x 2.21m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and cupboards and drawers under. Inset four ring electric hob with electric oven under. Space for undercounter fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Breakfast bar. Double glazed window to side aspect. Double glazed door to rear.

#### Bedroom 1

13'1 x 10'5 (3.99m x 3.18m)

Radiator. Carpet. Double glazed window to rear aspect.

#### Bedroom 2

10'10 x 10'8 (3.30m x 3.25m)

Radiator. Carpet. Double glazed window to rear aspect.

#### Bedroom 3

10'4 x 7'0 (3.15m x 2.13m)

Radiator. Carpet. Airing cupboard. Double glazed window to side aspect.

## Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

#### Outside

There is a secluded rear garden that is laid to lawn and patio with planted shrubs and gated side access. There is also a front facing patio.

#### Parking

Accessed via a sloped driveway, there is an attached single garage.

### Garage

17'3 x 8'7 (5.26m x 2.62m)

Up and over door. Light and power. Door to garden.

# COUNCIL TAX BAND = D

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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.