



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£325,000



## 1 Stevenson Close, Eastbourne, BN23 7TF

A well proportioned two bedroom detached bungalow with paving at the front providing off road parking for several vehicles. Being offered chain free the bungalow is within easy walking distance of Langney Shopping Centre and benefits from two double bedrooms, a refitted kitchen, a spacious lounge, bathroom with separate cloakroom and a conservatory. The rear garden provides a high level of seclusion and is mainly laid to lawn. As well as the significant off road parking there is a garage to the side. An internal inspection comes highly recommended.

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## Main Features

- Detached Bungalow
- 2 Bedrooms
- Lounge
- Kitchen
- Conservatory
- Bathroom & Separate WC
- Secluded Lawned Rear Garden
- Driveway
- Garage
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Radiator. Wall lights. Airing cupboard housing hot water cylinder. Loft access (not inspected).

## Lounge

18'0 x 10'10 (5.49m x 3.30m)

Radiator. Carpet. Coved ceiling. Feature fireplace. Wall lights. Double glazed bay window to front aspect.

## Fitted Kitchen

10'0 x 9'1 (3.05m x 2.77m)

Fitted range of lightwood wall and base units, worktop with inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Integrated fridge freezer. Space and plumbing for washing machine. Part tiled walls. Double glazed window.

## Bedroom 1

13'11 x 10'10 (4.24m x 3.30m)

Radiator. Range of fitted wardrobes and dressing table. Coved ceiling. Inset spotlights. Double glazed window to front aspect.

## Bedroom 2

10'2 x 9'2 (3.10m x 2.79m)

Radiator. Coved ceiling. Fitted wall units. Double glazed window. Double glazed door to-

## Conservatory

14'11 x 8'1 (4.55m x 2.46m)

Wood effect flooring. Double glazed windows. Double glazed door to garden.

## Bathroom

White suite comprising of panelled bath with mixer tap, shower screen and shower attachment. Pedestal wash hand basin with mixer tap. Tiled walls. Radiator. Frosted double glazed window.

## Separate WC

Low level WC. Wash hand basin. Tiled flooring. Radiator. Frosted double glazed window.

## Outside

The rear garden provides a high level of seclusion, mainly laid to lawn there is gated side access and an area of patio.

## Parking

A block paved driveway to the front of the property provides off road parking for several vehicles and provides access to the-

## Garage

Up and over door.

**COUNCIL TAX BAND = C**

**EPC = 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.