



TOWN PROPERTY



01323 412200

Freehold

Offers In Excess Of
£290,000



2 Bedroom



1 Reception



2 Bathroom



34 Blue Bird Way, Eastbourne, BN22 0BF

This modern semi detached home offers excellent convenience and comfort, complete with two allocated parking spaces directly in front. The property features a fitted kitchen with integrated appliances, a handy ground floor WC and a bright and spacious living area that flows seamlessly to a large lawned rear garden – ideal for relaxing or entertaining. Upstairs, both bedrooms benefit from their own En-Suites, making the home particularly well suited to sharers or those seeking extra privacy. Offered chain free, the property is situated in the popular Lower Willingdon area, close to well regarded schools, shops and local amenities, making it a practical and appealing choice for a wide range of buyers.

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Eastbourne, BN22 0BF

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Main Features

- Semi Detached House
- Two Double Bedrooms
- Cloakroom
- Kitchen with Integrated Appliances
- Lounge
- En Suite Shower Room/WC
- En Suite Bathroom/WC
- Lawn & Patio Rear Garden
- Two Allocated Parking Spaces
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

Kitchen
9'10 x 7'8 (3.00m x 2.34m)
Fitted range of wall and base units, surrounding worktops with inset four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, dishwasher and washing machine. Double glazed window to front aspect.

Lounge
14'11 x 13'9 (4.55m x 4.19m)
Radiator. Understairs storage. Double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing
Storage cupboard. Double glazed window to side aspect.

Bedroom 1
13'3 x 8'3 (4.04m x 2.51m)
Radiator. Loft access (not inspected). Double glazed window to rear aspect.

En Suite Shower Room/WC
Walk in shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

Bedroom 2
10'3 x 8'2 (3.12m x 2.49m)
Radiator. Built in storage. Double glazed window to front aspect.

En Suite Bathroom/WC
Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. It has fenced boundaries with gated side access.

Parking
There are two allocated parking spaces to the front of the property.

AGENTS NOTE:
There is an annual maintenance charge here - price TBC.

COUNCIL TAX BAND = C

EPC = B

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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.