



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £325,000



## 266 Seven Sisters Road, Eastbourne, BN22 0PQ

Favourably located on a level corner plot in Lower Willingdon, this extended detached bungalow has two bedrooms and boasts lovely secluded rear gardens with a Westerly aspect towards the South Downs. Immaculately presented throughout, the property is notable for its triple aspect sitting/dining room, adjoining conservatory and a useful sun room/utility. In addition, there is a stylish refitted kitchen, a fully tiled shower room/wc and double glazing, gas fired central heating and new flooring extends throughout. Well served with excellent bus links and nearby shops in Freshwater Square and Polegate High street shops and mainline railway station are approximately one and a half miles distant and the charming Willingdon Village is also easily accessible.

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Main Features

- Detached Bungalow on Corner Plot
- 2 Bedrooms
- Sitting Room/Dining Room
- Sun Room/Utility
- Modern Kitchen
- Double Glazed Conservatory
- Shower Room/WC
- Westerly Facing Lawned Garden
- Wonderful Views Towards South Downs
- Garage in Nearby Block

**Entrance**  
Double glazed door to-

**Large Double Glazed Porch**  
New flooring. Frosted inner door to-

**Hallway**  
Radiator. Large storage cupboard. Access to loft not inspected).

**Sitting/Dining Room**  
28'7 x 10'9 (8.71m x 3.28m)  
Radiator. Carpet. Decorative fireplace with mantel above and gas point.

**Sun Room/Utility**  
13'8 x 6'11 (4.17m x 2.11m)  
Double glazed windows. Double glazed door to front aspect.

**Double Glazed Conservatory**  
9'5 x 7'3 (2.87m x 2.21m)  
Double glazed windows. Double glazed sliding door to rear garden and views towards the South Downs.

**Modern Kitchen**  
10'4 x 9'0 (3.15m x 2.74m)  
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Serving hatch to dining area. Double glazed window to rear aspect. Luxury vinyl flooring.

**Bedroom 1**  
12'1 x 10'6 (3.68m x 3.20m)  
Radiator. Carpet. Double glazed window to rear aspect with views towards the South Downs.

**Bedroom 2**  
10'8 x 7'10 (3.25m x 2.39m)  
Radiator. Carpet. Double glazed window to front aspect.

**Shower Room/WC**  
Corner shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit under. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

**Outside**  
There are surrounding lawned gardens to the front of the property whilst the secluded rear garden is laid to lawn and patio. A pleasant Westerly aspect towards the South Downs can be enjoyed and the garden has attractive flower borders and gated side and rear access.

**Garage**  
Located in a nearby block with up and over door.

**AGENTS NOTE:**  
Planning permission exists for a ground floor extension and a driveway to the front of the bungalow.

In accordance with section 21 of the Estate Agency Act, the vendor of this property is associated with Town Property.

COUNCIL TAX BAND = C

EPC = D