Freehold



2 Bedroom



1 Reception



1 Bathroom

£325,000



266 Seven Sisters Road, Eastbourne, BN22 OPQ

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

Entrance

Hallway

Double glazed door to-

Detached Bungalow on Corner

New flooring. Frosted inner door to-

• 2 Bedrooms

Plot

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

Large Double Glazed Porch

• Sitting Room/Dining Room

Sitting/Dining Room 28'7 x 10'9 (8.71m x 3.28m)

Sun Room/Utility

Radiator. Carpet. Decorative fireplace with mantel above and gas point.

Modern Kitchen

Sun Room/Utility

13'8 x 6'11 (4.17m x 2.11m)

Double Glazed Conservatory

Double glazed windows. Double glazed door to front aspect.

Shower Room/WC

Double Glazed Conservatory

9'5 x 7'3 (2.87m x 2.21m)

Westerly Facing Lawned

Double glazed windows. Double glazed sliding door to rear garden and views towards the South Downs.

Garden

South Downs

Modern Kitchen

Wonderful Views Towards

10'4 x 9'0 (3.15m x 2.74m)

Garage in Nearby Block

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

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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.