



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£325,000



5 Netherfield Avenue, Eastbourne, BN23 7BS

An extremely well presented two bedroom link detached bungalow situated on the popular Springfield Farm development. Having undergone much improvement the bungalow benefits from a refitted kitchen and bathroom, two double bedrooms, a spacious lounge, double glazing and gas central heating. The rear garden is mainly laid to lawn with a sizeable area of decking and access to the garage. Langney shopping centre, the crumble retail park and harbour development are all situated nearby. An internal inspection comes highly recommended.

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Main Features

- Link Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout

Entrance

Double glazed front door to-

Porch

Double glazed windows. Inner door to-

Hallway

Radiator. Loft access (not inspected).

Lounge

15'1 x 11'8 (4.60m x 3.56m)
Radiator. TV point. Double glazed bay window to front aspect.

Kitchen

11'1 x 7'6 (3.38m x 2.29m)
Fitted range of lightwood wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Radiator. Larder cupboard housing gas boiler. Double glazed window. Frosted double glazed door to side aspect.

Bedroom 1

12'0 x 11'2 (3.66m x 3.40m)
Radiator. Double glazed window to rear aspect.

Bedroom 2

12'4 x 9'0 (3.76m x 2.74m)
Radiator. Double glazed double doors to rear garden.

Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Radiator. Airing cupboard housing hot water cylinder. Loft access (not inspected). Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with flower borders. There is a sizeable area of decking, gated side access and access to the-

Garage

Up and over door.

COUNCIL TAX BAND = C