

Freehold



2 Bedroom



1 Reception



1 Bathroom

£300,000



25 Coleridge Walk, Eastbourne, BN23 7QJ

A well presented and spacious two bedroom semi detached bungalow situated on the popular Poets estate. Conveniently situated for Langney shopping centre the bungalow benefits from two double bedrooms, a refitted kitchen and shower room, conservatory and patio garden. The rear garden is laid to patio with gated access at the rear leading to the garage. An internal inspection comes highly recommended.

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Main Features

Entrance

Double glazed front door to-

· Detached Bungalow

Hallway

· Two Double Bedrooms

Radiator. Wood effect flooring. Loft access (not inspected). Cupboard housing gas boiler.

· Lounge/Dining Room

Lounge/Dining Room

17'2 x 10'10 (5.23m x 3.30m)

Coved ceiling. Radiator. TV point. Feature fireplace with inset electric fire.

Conservatory

Kitchen

Kitchen

• Shower Room & Separate WC

9'9 x 9'0 (2.97m x 2.74m)

• Patio Rear Garden

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker with extractor above. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Double

glazed windows. Door to-

• Garage

Conservatory

Double Glazing & Gas Central

10'5 x 6'8 (3.18m x 2.03m)

Heating Throughout

Radiator. Double glazed windows. Double glazed door to garden.

Bedroom 1

12'1 x 10'10 (3.68m x 3.30m)

Radiator. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2

10'1 x 8'2 (3.07m x 2.49m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Shower Room

White suite comprising of shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Tiled walls. Heated towel rail. Frosted double glazed window.

WC

Low level WC. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is mainly laid to patio with an area of lawn. There is gated rear access that leads to the-

Garage

Up and over door.

EPC = D

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.