



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## Offers In Excess Of £295,000



### 9 Tennyson Walk, Eastbourne, BN23 7PX

Being sold CHAIN FREE, this extended semi detached bungalow has two bedrooms and boasts a recently fitted shower room/wc and gas boiler. In addition, there is a spacious sitting room, fitted kitchen and an adjoining conservatory/sun lounge. The rear garden has been landscaped and has paving and artificial grass whilst enjoying a southerly aspect. With double glazing extending throughout, a garage is located in a nearby block. Langney shopping centre, regular bus services and numerous other amenities are all within close walking distance.

9 Tennyson Walk,  
Eastbourne, BN23 7PX

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## Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Sitting/Dining Room
- Kitchen
- Conservatory/Sun Lounge
- Refitted Modern Shower Room/WC
- Garden
- Garage In Nearby Block

## Entrance

Covered entrance with double glazed door to-

## Entrance Hall

Radiator. Airing cupboard. Access to loft (not inspected). Door to-

## Sitting/Dining Room

17'10 x 10'11 (5.44m x 3.33m)

Radiator. Double glazed window to rear aspect.

## Door from Entrance Hall to -

## Fitted Kitchen

9'11 x 9'0 (3.02m x 2.74m)

Range of units comprising bowl and a half sink unit with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven. Range of wall mounted units and extractor. Under unit lighting. Integral fridge/freezer and dishwasher. Double glazed windows to side. Double glazed door to-

## Conservatory/Sun Lounge

8'02 x 7'02 (2.49m x 2.18m)

Tiled floor. Base units with worksurface housing plumbing & space for washing machine and tumble dryer. Double glazed windows and double glazed double doors to rear.

## Bedroom 1

12'07 x 10'11 (3.84m x 3.33m)

Radiator. Double glazed window to front aspect.

## Bedroom 2

9'11 x 8'0 (3.02m x 2.44m)

Radiator. Double glazed window to front.

## Refitted Modern Shower Room/WC

Fitted in recent years, this lovely suite comprises of an oversized walk in shower with wall mounted and fixed head shower. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

## Outside

The rear garden is southerly facing and landscaped, with areas of paving and artificial grass.

## Garage

The single garage is located in a nearby block.

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.