



10 Cook Avenue, Eastbourne, BN23 6DX

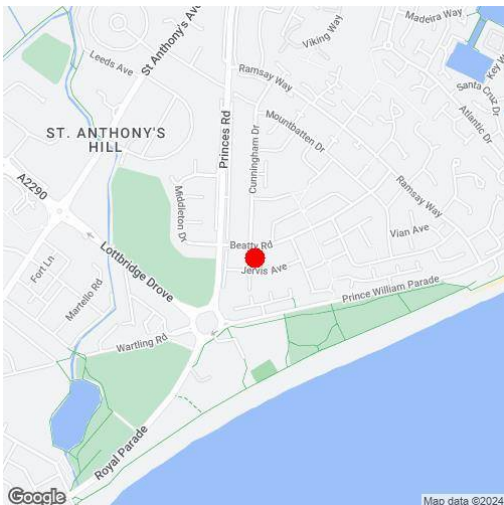
Price £395,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two/three bedroom detached bungalow on a generous corner plot within a few hundred yards of the seafront at Langney Point. The accommodation comprises a generous 24' living room with patio doors opening onto the most attractive rear garden, a kitchen, three bedrooms, (one of which is currently arranged as a utility room) and a bathroom. The versatile accommodation could be reconfigured with the utility room becoming the kitchen if a larger third bedroom was required. The delightful gardens have been arranged for ease of maintenance and have been beautifully maintained with paved and shingle areas and raised flower borders. There is ample parking to the front and side of the property together with the garage. Other benefits include gas central heating and sealed unit double glazing. Local shopping facilities are within a couple of hundred yards at Beatty Road whilst various supermarkets are within easy reach. Available with no onward chain, an early inspection is highly recommended.





At a Glance:

- Two/three bedrooms
- Generous living room
- Delightful low maintenance gardens
- Garage and ample additional off-road parking
- Generous corner plot
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

HALL

LIVING ROOM

24'0" (7.32m) x 13'0" (3.96m)
Narrowing to 9'10"

KITCHEN

14'2" (4.32m) x 6'6" (1.98m) Max

BEDROOM 1

12'6" (3.81m) x 8'10" (2.69m) Plus
Alcove

BEDROOM 2

11'0" (3.35m) x 9'6" (2.9m)

BEDROOM 3

10'6" (3.2m) x 6'8" (2.03m) Currently
arranged as a utility room

BATHROOM

OUTSIDE:

GARDENS

GARAGE

and ample additional parking

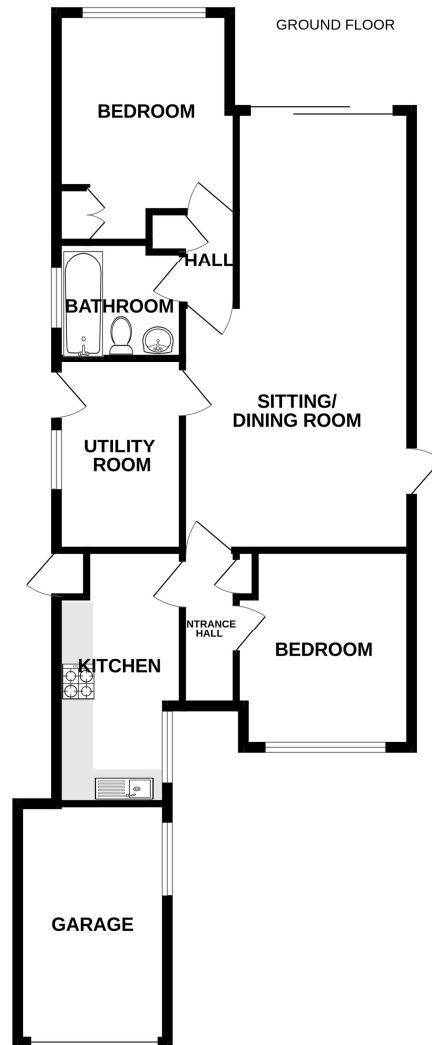
EPC

Band "D"

COUNCIL TAX

Band "C"





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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