



HOME + CASTLE
ESTATE AGENTS

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**VIEWING HIGHLY
RECOMMENDED**

**new
instruction**



Eastbourne Road, Eastbourne, BN20

Freehold | House | 3 Bedrooms

A spacious 3 double bedroom detached bungalow that is in a tucked away position and has amazing views of The South Downs. On the border of Willingdon & Polegate, both of which are sought after due to their proximity to The South Downs, access to amenities as well as transport links. The property offers a private driveway and ample off road parking as well as secluded gardens surrounding the property. An ideal opportunity to make this your dream home.

A viewing is highly recommended!

FOR SALE
FREEHOLD
£425,000

Front aspect

Concrete driveway leading up to parking area, gate leads through to further hard standing area and onward to the remainder of the gardens. Pathway leading to the front door.

Hallway 10'8" x 14'4" (3.26m x 4.37m)

Double glazed upvc door, carpet, picture rail, power points, ceiling light and storage cupboard.

Kitchen 11'10" x 7'8" (3.63m x 2.36m)

Range of wall and floor units, finished with cream cabinetry and stone effect worktop. One and half bowl steel sink with mixer tap, two double glazed windows, integrated oven and four ring gas hob. Concealed extractor, radiator, vinyl flooring, ceiling light, space for dishwasher, washing machine and under counter fridge and freezer.

W.C 5'7" x 2'7" (1.72m x 0.79m)

W.C, vinyl flooring, window with obscured glass and ceiling light.

Bedroom two 10'0" x 13'6" (3.06m x 4.14m)

Double glazed bay window to front, built in wardrobe with sliding doors, radiator, carpet, power points, ceiling light and picture rail.

Bedroom three 10'5" x 8'10" (3.18m x 2.71m)

Double glazed window to rear aspect, ceiling light, power points and carpet.

Bathroom 5'7" x 4'9" (1.72m x 1.45m)

Fully tiled walls, bath with mixer tap and shower attachment, wall hung basin with mixer tap, double glazed window with obscured glass, chrome ladder radiator, wall hung mirrored cabinet, ceiling light and vinyl flooring.

Study 5'4" x 11'11" (1.65 x 3.65m)

Double glazed door and window to side aspect, carpet, power points.

Main bedroom 15'3" x 15'1" (4.65m x 4.60m)

Offering fantastic views of The South Downs on the first floor, aswell as having Velux windows to the front aspect, carpet, power points, radiator, eves storage and Glow Worm boiler.

Lounge 19'0" x 13'6" (5.81m x 4.14m)

Dual aspect windows, picture rail, laminate flooring, radiator, power points, ceiling and wall lights and fireplace.

Conservatory 12'2" x 12'1" (3.72m x 3.69m)

Double glazed sliding doors, double glazed windows, lighting, radiator, vinyl flooring and power points.

Gardens

The property is set within gardens which are mainly laid to lawn.

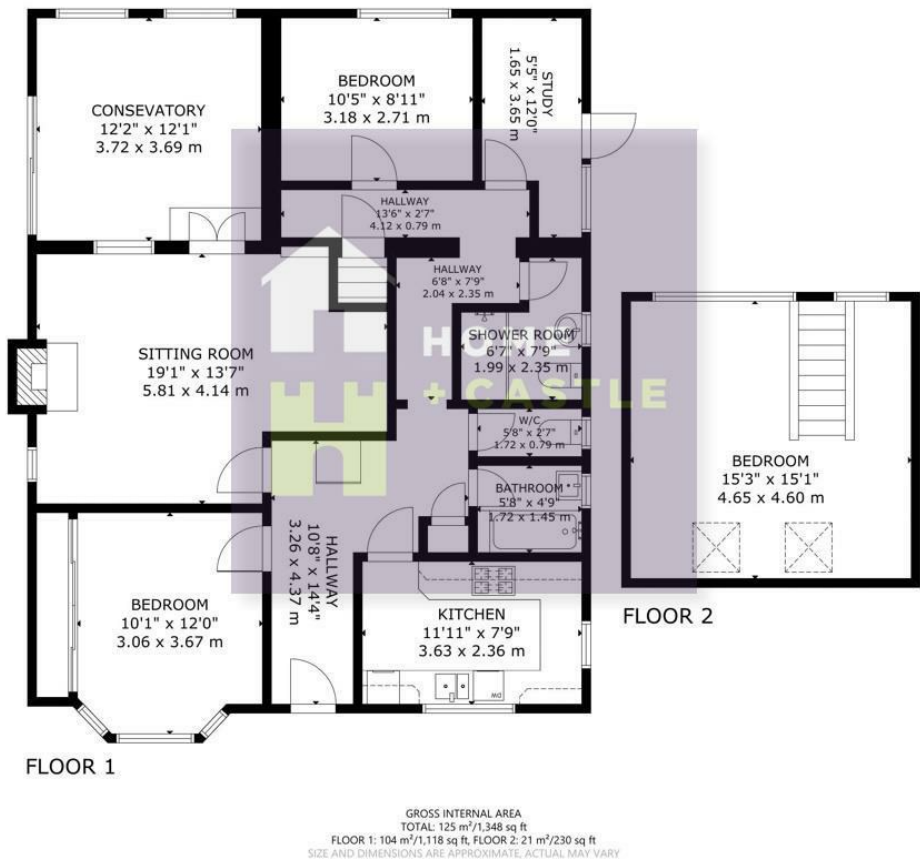
Additional information

EPC rating: D

Council Tax Band: D

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

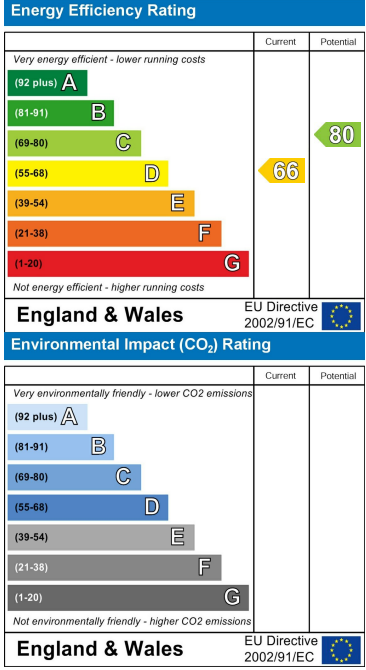
Floor Plan



Area Map



Energy Efficiency Graph



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