



# TOWN PROPERTY



📞 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## £300,000



## 25 Coleridge Walk, Eastbourne, BN23 7QJ

**CHAIN FREE!** 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

- Detached Bungalow
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Shower Room & Separate WC
- Patio Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout

Entrance

Double glazed front door to-

Hallway

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

Lounge/Dining Room

17'2 x 10'10 (5.23m x 3.30m)  
Coved ceiling. Radiator. TV point. Feature fireplace with inset electric fire.

Kitchen

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

Conservatory

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