

16 Middleton Drive,
Eastbourne, BN23 6HD

Freehold

£435,000



 2 Bedroom  1 Reception  1 Bathroom



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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.



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A beautifully presented detached bungalow occupying an exceptional corner plot in the highly sought after Langney Point area, just moments from the seafront. Presented in immaculate condition throughout, this impressive home boasts wonderfully maintained and landscaped gardens that wrap around the property, creating a real sense of space and privacy. Internally, the accommodation is equally impressive, featuring a modern fitted kitchen, contemporary shower room, separate WC and a superb conservatory with a solid roof, providing a comfortable additional reception space that can be enjoyed all year round. The principal bedroom benefits from an adjoining versatile room, currently used as a sewing room, which would equally make an ideal dressing room, walk in wardrobe, nursery or home office. Further advantages include a double width brick laid driveway and a garage that has been cleverly adapted to provide useful utility space alongside storage. Conveniently located close to the seafront, Sovereign Harbour, Langney Shopping Centre, local amenities and regular bus routes, this is a rare opportunity to acquire a substantial bungalow in one of Eastbourne's most desirable coastal locations.

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Main Features

- Immaculate Detached Bungalow On A Generous Corner Plot
- Beautifully Landscaped Wraparound Gardens
- Spacious Conservatory With Solid Roof
- Modern Kitchen & Contemporary Shower Room
- Separate WC
- Versatile Dressing Room/Nursery/Study
- Double Width Brick Laid Driveway
- Garage With Utility Area
- Close To Sovereign Harbour, Shops & The Seafront

Entrance

Double glazed front door to-

Porch

14'2 x 4'9 (4.32m x 1.45m)
Double glazed windows. Door to garage. Inner door to-

Hallway

Radiator. Loft access. Two storage cupboards. Additional cupboard housing the combination boiler.

Bedroom 1

12'7 x 11'9 (3.84m x 3.58m)
Radiator. Fitted wardrobe. Double glazed window to front aspect with plantation shutters.

Dressing Room/Hobby Room

11'5 x 6'1 (3.48m x 1.85m)
Currently utilised as a hobby room. Radiator. Double glazed window to side aspect.

Bedroom 2

9'0 x 8'6 (2.74m x 2.59m)
Radiator. Double glazed window to front aspect.

Shower Room

Walk in shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Frosted double glazed window.

Cloakroom

Low level WC with concealed cistern. Wash hand basin set within a vanity unit with wall mounted storage and lighting above. Heated towel rail. Frosted double glazed window.

Lounge

20'1 x 13'8 (6.12m x 4.17m)
Three radiators. Additional electric radiator. Space for a dining table. Two double glazed windows to rear aspect.

Kitchen

11'8 x 8'9 (3.56m x 2.67m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl countersunk sink unit and mixer tap. Eye level double electric oven. Electric hob with extractor hood above. Integrated fridge freezer. Space and plumbing for dishwasher. Double glazed window to rear aspect.

Conservatory

12'11 x 9'9 (3.94m x 2.97m)
Porcelain tiled flooring. Radiator. Double glazed windows and double glazed patio doors opening onto the garden.

Outside

A landscaped corner plot garden comprising of areas of lawn and patio, with slate chipped borders and a gate providing access to the front. Designated seating areas, mature plants, shrubbery and small trees create a well established outdoor space.

Parking

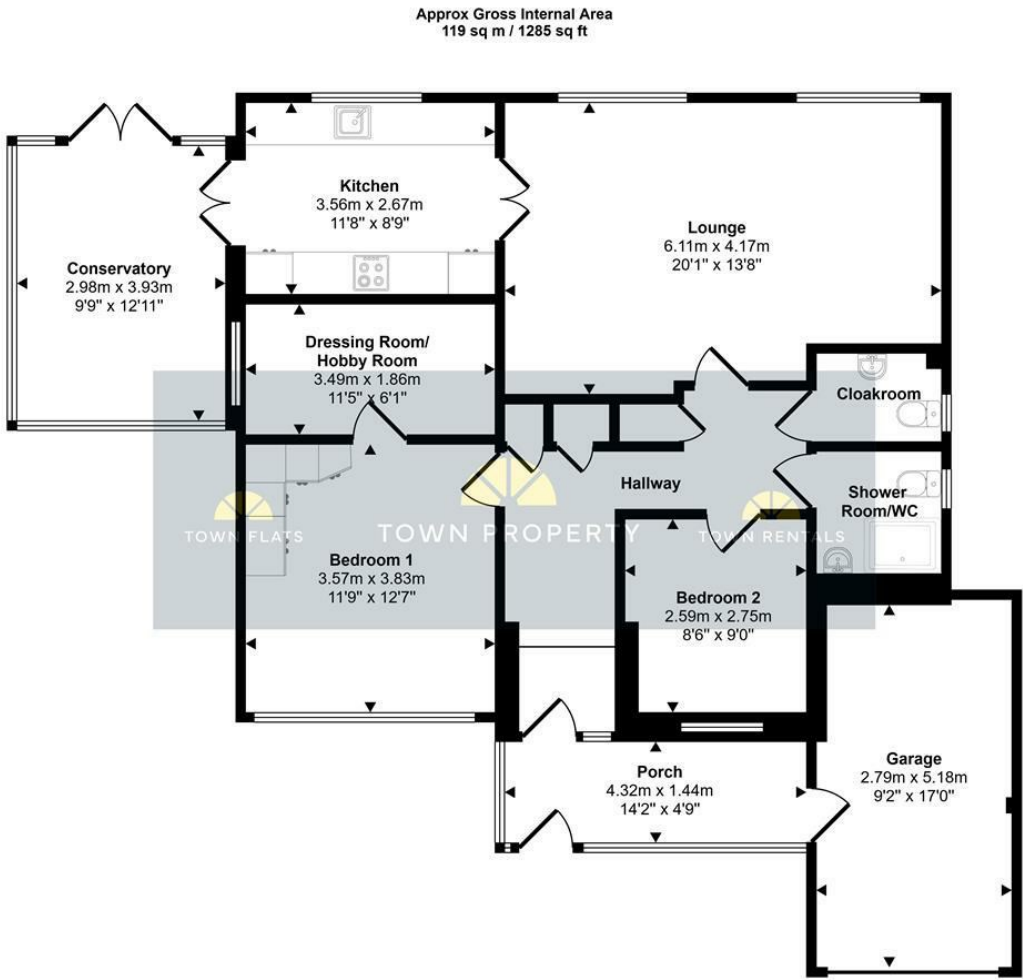
A brick laid driveway to the front provides off road parking and access to the-

Garage

17'0 x 9'2 (5.18m x 2.79m)
Electric up and over door. Light and power. Plumbing for a washing machine.

EPC = C

COUNCIL TAX BAND = D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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