TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£330,000 - £350,000

99 Burton Road, Eastbourne, BN21 2RN

*** GUIDE PRICE £330,000 - £350,000 ***

A CHAIN FREE two bedroom semi detached bungalow with a South facing garden on the lower section of Rodmill. Providing well proportioned accommodation the bungalow benefits from two double bedrooms, a spacious 'L' shaped lounge/dining room, a large conservatory and refitted shower room. The rear garden provides a high level of seclusion and is mainly laid to lawn with areas of patio. To the front there is a driveway providing off road parking for several vehicles and access to the garage with an up and over door. Local shops can be found nearby at Framfield Way and a retail park with Sainsburys supermarket is approximately 1 mile distant. An internal inspection comes very highly recommended.

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Main Features

- Semi Detached Bungalow
- Two Bedrooms
- Kitchen
- 'L' Shaped Lounge/Dining Room
- Double Glazed Conservatory
- Shower Room/WC
- Secluded Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Driveway & Garage
- CHAIN FREE

Entrance
Frosted door to-

Porch
Inner door to-

Hallway
Radiator. Wood effect flooring. Coved ceiling. Dado rail. Airing cupboard housing hot water cylinder. Built in cupboard. Loft access (not inspected) but we have been advised there is a fitted loft ladder, light and gas fired boiler.

Kitchen
9'7 x 8'5 (2.92m x 2.57m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for undercounter fridge and freezer. Tiled flooring. Double glazed window.

'L' Shaped Lounge/Dining Room
19'11 x 11'2 / 7'7 x 11'5 (6.07m x 3.40m / 2.31m x 3.48m)
Two radiators. Coved ceiling. Feature fireplace with inset coal effect gas fire. Carpet & wood effect flooring. Door to kitchen. Double glazed windows to rear and side aspects. Double glazed patio door to-

Conservatory
19'5 x 6'4 (5.92m x 1.93m)
Radiator. Wood effect flooring. Double glazed windows. Double glazed doors to garden.

Bedroom 1
17'0 x 10'10 (5.18m x 3.30m)
Radiator. Coved ceiling. Built in wardrobe with fixed shelving and overhead storage. Inset spotlights. Double glazed window to front aspect.

Bedroom 2
9'9 x 8'9 (2.97m x 2.67m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Shower Room/WC
White suite comprising of shower cubicle, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Two frosted double glazed windows.

Outside
The enclosed rear garden provides a high level of seclusion and is laid to lawn and patio, there are well stocked flower beds with mature shrubs, a timber shed and gated side access.
The front garden is laid to lawn with well stocked flowerbeds.

Parking
A driveway provides off road parking and access to the-

Garage
Up and over door. Light and power.

EPC = D

COUNCIL TAX BAND = D

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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.