TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£330,000









1 Swinburne Avenue, Eastbourne, BN22 0PJ

Enjoying a generous corner plot with attractive front and rear gardens, this two bedroom semi detached bungalow offers well-proportioned accommodation, excellent outside space and fantastic potential. Neatly presented and well maintained throughout, the property features two bedrooms, a comfortable lounge, fitted kitchen and a conservatory overlooking the garden, providing additional space to relax and enjoy the surroundings. Outside, the bungalow benefits from a lawned rear garden, off road parking and a garage, with its desirable corner position offering a greater sense of space. Situated in the popular Lower Willingdon area, the property is conveniently located for local shops, amenities and regular bus services, with the beautiful South Downs countryside also close by. Offered CHAIN FREE, this is an excellent opportunity for buyers seeking comfortable single-level living in a sought-after residential location.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge & Conservatory
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Generous Corner Plot
- Driveway & Garage
- Close To Amenities & Bus Routes
- Popular Lower Willingdon Location

Entrance
Double glazed front door to-

Entrance Hall
Cupboard. Door to-

Lounge
15'11 x 12'9 (4.85m x 3.89m)
Radiator. Double glazed window to front aspect. Door to inner hallway. Doors to-

Kitchen
9'0 x 6'7 (2.74m x 2.01m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit. Space and plumbing for washing machine. Space for upright fridge freezer and cooker. Wall mounted boiler. Double glazed window. Double glazed door to-

Conservatory
10'2 x 5'1 (3.10m x 1.55m)
Double glazed windows. Double glazed door to garden.

Inner Hallway
Radiator. Cupboard. Loft access (not inspected).

Bedroom 1
12'3 x 11'1 (3.73m x 3.38m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'7 x 7'9 (3.53m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Fully tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden occupies a corner plot and is mainly laid to lawn with an area of patio adjoining the bungalow. There is a variety of mature plants and shrubs. Door to-

Garage
Up and over door.

Parking
A driveway in front of the garage provides off road parking.

COUNCIL TAX BAND = C

EPC = D

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.