



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£285,000



105 The Rising, Eastbourne, BN23 7TL

A CHAIN FREE two bedroom semi detached bungalow that provides spacious accommodation and is set in sizeable lawned gardens. Enviably situated in Langney, conveniently located for Langney Shopping Centre the bungalow benefits from a fitted kitchen, shower room and two double bedrooms, one is currently used as a dining room that opens onto the large conservatory. Further benefits include double glazing and gas central heating. The wonderful gardens to the rear provide potential for extending subject to necessary consents. An internal inspection comes highly recommended.

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Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Conservatory
- Kitchen
- Shower Room/WC
- Secluded Rear and Side Gardens
- Garage in Nearby Block
- Close to Langney Shopping Centre & Transport Links
- CHAIN FREE

Entrance

Double glazed sliding door to-

Porch

Double glazed windows. Inner door to-

Hallway

Radiator. Coved ceiling. Cupboard housing gas boiler. Loft access (not inspected).

Lounge

14'10 x 13'4 (4.52m x 4.06m)

Radiator. Coved ceiling. Feature fireplace. Picture rail. Double glazed window to front aspect.

Bedroom 1

14'5 x 10'11 (4.39m x 3.33m)

Currently used as a dining room. Radiator. Coved ceiling. Picture rail. Double glazed sliding door to-

Conservatory

19'10 x 8'11 (6.05m x 2.72m)

Radiator. Double glazed windows. Door to kitchen. Double glazed sliding door to garden.

Kitchen

10'6 x 10'0 (3.20m x 3.05m)

Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Integrated dishwasher. Space and plumbing for washing machine. Part tiled walls. Two double glazed windows. Door to conservatory.

Shower Room/WC

White suite comprising of shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator. Frosted double glazed window.

Bedroom 2

9'10 x 9'10 (3.00m x 3.00m)

Radiator. Coved ceiling. Double glazed window to side aspect.

Outside

The rear garden is laid to patio and artificial lawn with a wooden shed. The garden to the side of the property is incredibly spacious and has a high level of seclusion, it is mainly laid to lawn with mature trees, conifers and shrubs.

Garage

There is a garage in a nearby block.

COUNCIL TAX BAND = C