



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## Guide Price £300,000 - £330,000



## 65 Westfield Road, Eastbourne, BN21 2QT

\*\*\* GUIDE PRICE £300,000 - £330,000 \*\*\*

Situated in a desirable part of Eastbourne, this beautifully presented two bedroom semi detached bungalow offers stylish and well appointed accommodation throughout. Lovingly updated by the current owners, the property features a modern fitted kitchen with integrated appliances, seamlessly opening into a bright and spacious lounge/dining area, creating the perfect space for both relaxing and entertaining. To the rear, the property enjoys a private west facing garden with a large patio area, ideal for outdoor dining while taking in the far reaching views across Eastbourne. Further benefits include off road parking, two well proportioned bedrooms and a convenient location close to highly regarded schools, excellent transport links and a range of local amenities. An internal viewing is highly recommended to fully appreciate all this wonderful home has to offer.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

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## Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Modern Kitchen with Integrated Appliances
- Bathroom/WC
- West Facing Garden
- Off Road Parking
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools, Shops & Transport Links

## Entrance

Front door to-

## Hallway

Fuse cupboard. Further cupboard. Loft access (not inspected).

## Bedroom 1

14'4 x 10'11 (4.37m x 3.33m)

Radiator. Feature fireplace. Double glazed bay window to front aspect.

## Bedroom 2

12'3 x 7'2 (3.73m x 2.18m)

Radiator. Double glazed windows to front and side aspects.

## Open Plan Kitchen/Dining/Lounge

10'8 x 8'3 / 12'4 x 10'10 (3.25m x 2.51m / 3.76m x 3.30m)

Fitted range of wall and base units, surrounding worktop with inset butlers sinks and mixer tap. Integrated fridge freezer, washing machine, dishwasher and tumble dryer. Space for range cooker. Extractor hood. Cupboard housing boiler. Radiator. Double glazed windows to side and rear aspect. Double glazed doors to rear.

## Bathroom/WC

Bath with shower over and shower screen. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

## Outside

The rear garden is laid to lawn and patio with established trees and shrubs.

## Parking

A driveway to the front of the property provides off road parking.

**COUNCIL TAX BAND = C**

**EPC = E**