TOWN PROPERTY

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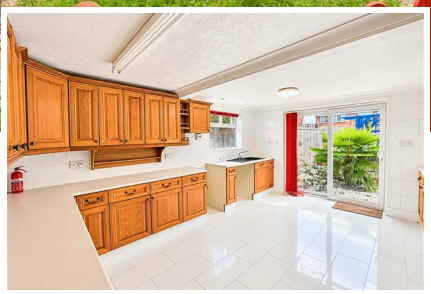
Freehold

£285,000

2 Bedroom | 1 Reception | 1 Bathroom









2 Viking Way, Eastbourne, BN23 6UE

An extremely spacious 2 bedroom semi detached bungalow with enclosed gardens, driveway and garage. Situated on the Kings Park development within easy reach of the Sovereign Harbour and Crumbles Retail Park the bungalow benefits from 2 double bedrooms, a spacious tiled hallway, lounge/dining room, kitchen/breakfast room and refitted shower room/WC. The bungalow is being sold CHAIN FREE and an internal inspection comes highly recommended.

Freehold

2 Viking Way, Eastbourne, BN23 6UE

£285,000

Main Features

- Extremely Spacious Semi Detached Bungalow
- 2 Generous Double Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Modern Shower Room/WC
- Private Driveway & Garage
- Popular Kings Park Development
- Convenient For Sovereign Harbour & Crumbles Retail Park
- Ideal For Downsizers Or Those Seeking Single Storey Living
- CHAIN FREE

Entrance
Door to -

Spacious Hallway
Tiled floor. Dado rail. Coved ceiling. Built-in cupboard. Loft access (not inspected).

Lounge
14'6 x 13'10 (4.42m x 4.22m)
Coved ceiling. Dado rail. television point. Double glazed bay window.

Fitted Kitchen/Breakfast Room
15'9 x 10'5 (4.80m x 3.18m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Tiled walls and floor. Double glazed window. Double glazed patio doors to the garden.

Bedroom 1
12'2 x 10'11 (3.71m x 3.33m)
Coved ceiling. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2
13'9 x 10'2 (4.19m x 3.10m)
Coved ceiling. Dado rail. Fitted wardrobe. Television point. Double glazed window to front aspect.

Modern Shower Room/WC
White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Tiled walls and floor. Extractor fan. Airing cupboard housing hot water cylinder. Further built-in cupboard.

Outside
The bungalow has a sizable garden arranged to the front and side. Enclosed the garden is mostly laid to lawn with flower bed areas and gated access. To the front there is a driveway providing off road parking and access to the garage with its up & over door.

EPC = E

Council Tax Band = A

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.