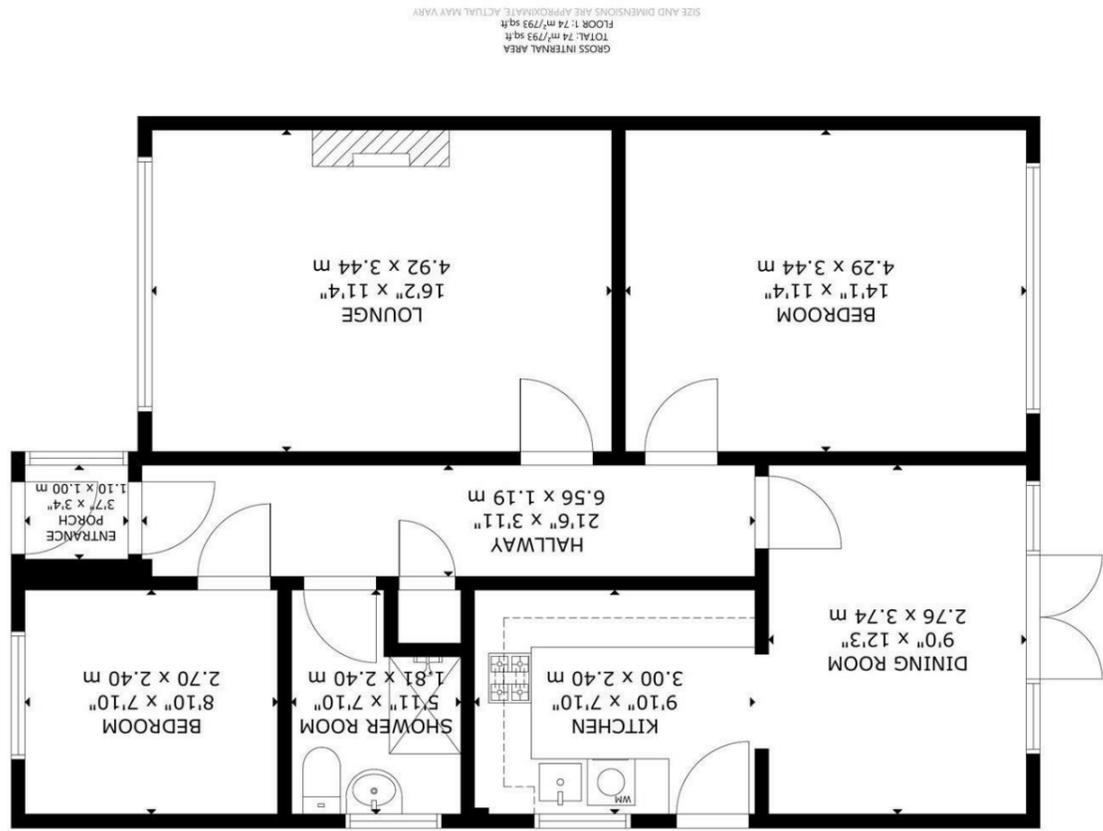
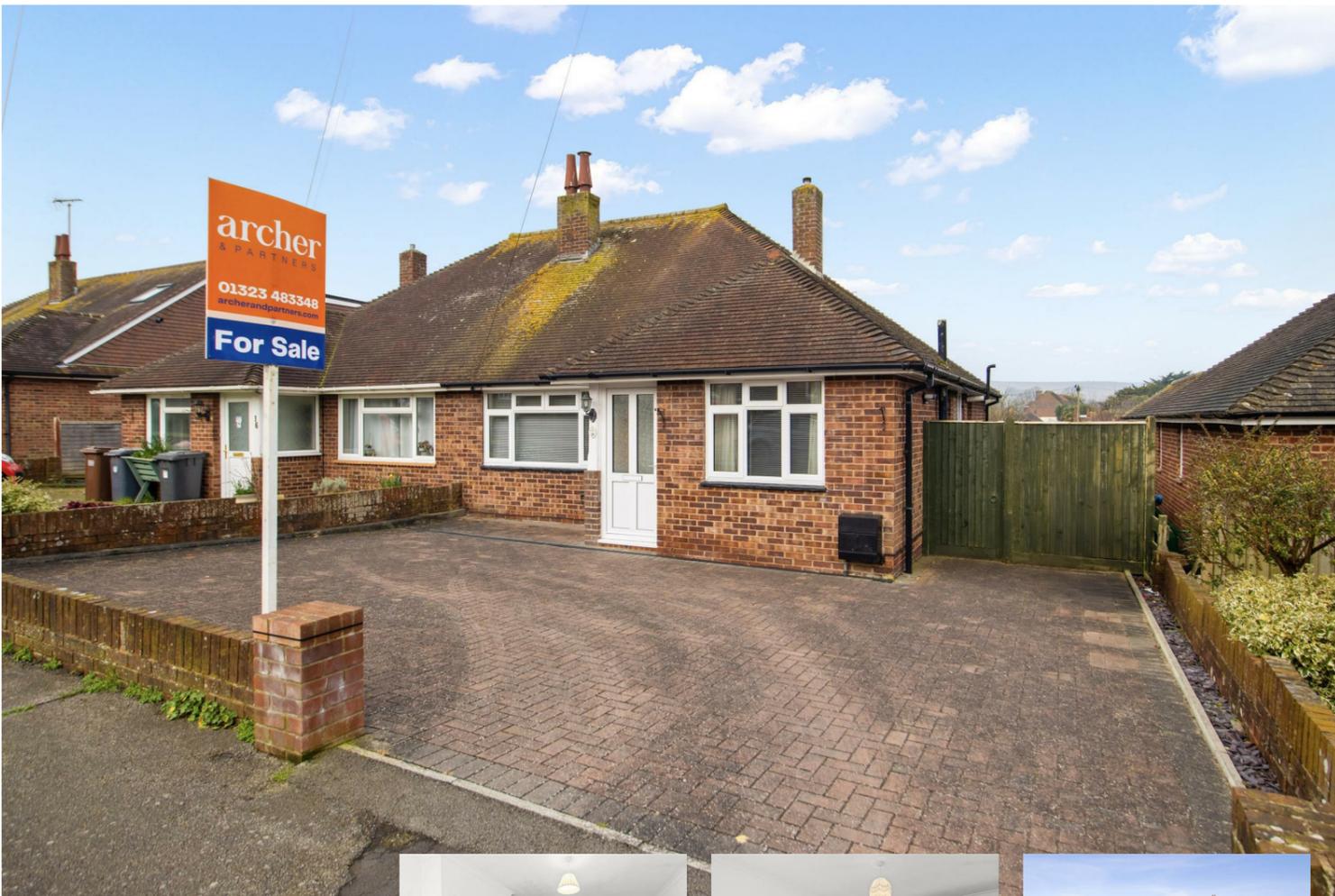


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	15-20
F	12-15
E	10-12
D	7-10
C	4-7
B	1-4
A	0-1
Very energy efficient - lower running costs	
Current	Potential

Energy Efficiency Rating



Summerlands Road, Eastbourne



- Sought After Location
- Semi Detached
- 75' Rear Garden
- Views of South Downs
- Nicely Maintained
- 2-Receptions
- Kitchen
- 2-Bedrooms
- Gas c/h & Dbl glz
- Off Road Parking



Freehold

£365,000

2 BEDROOM 2 RECEPTION 1 BATHROOM 0 GARAGE

Summerlands Road, Eastbourne

## Summerlands Road, Eastbourne

### DESCRIPTION

NO ONGOING CHAIN - SEE OUR 3D VIRTUAL TOUR - Sought After Location - 75' South-Westerly Rear Garden - Views of South Downs - 2 Receptions - Kitchen - 2 Bedrooms - Shower Room/wc - Gas c/h & Dbl glz - Off Road Parking 2/3 Cars

A most pleasant and spacious two bedroomed semi-detached bungalow, enviably situated within this highly sought after area of Willingdon, enjoying views towards the picturesque South Downs. This nicely maintained home offers well proportioned accommodation throughout and benefits from a delightful 75' south-westerly facing rear garden, perfect for enjoying the afternoon and evening sunshine as well as the lovely views. The property features a comfortable lounge and a separate dining room with doors opening onto the rear garden, allowing you to fully appreciate the attractive outlook. The dining area flows openly into the fitted kitchen, which includes an oven and hob. There are two good sized bedrooms as well as a beautifully tiled shower room/wc, gas fired central heating and double glazing. In addition, there is the advantage of off road parking at the front for two to three vehicles. NO ONGOING CHAIN.

The property is located in a pleasant and quiet residential area conveniently located within walking distance to shops and bus services at Freshwater Square, Anderida Road. There is a recreational ground at Huggetts Lane and from either the end of Meachants Lane or Gorrington Valley Road, there is access to The South Downs National Park, providing many enjoyable walks with stunning views. Eastbourne town centre and seafront is approximately four miles and Polegate, with its mainline railway station, connecting to Eastbourne, Brighton and London Victoria, is approximately two miles.



## Summerlands Road, Eastbourne

Part frosted double glazed front door into Entrance Porch.

Hallway

Lounge 4.87m x 3.41m (15'11" x 11'2")

Dining Room 3.74m x 2.72m (12'3" x 8'11")

Kitchen 3.03m x 2.41m (9'11" x 7'10")

Bedroom 1 4.25m x 3.41m (13'11" x 11'2")

Bedroom 2 2.71m x 2.43m (8'10" x 7'11")

Shower Room 2.41m max x 1.81m max (7'10" max x 5'11" max)

Outside

The front is laid to brick paving providing Off Road Parking for two/three cars.

Rear Garden 22.86m approx in depth (75' approx in depth)

A particular feature of the bungalow is the delightful south-westerly rear garden, which enjoys views of The South Downs, paved patio with flower beds, large shed, area of lawn having flower borders, at the end is an area laid to shingle with a smaller shed. The side is laid to brick paving and has an outside and gate to front.

Council Tax

The property is in Band D. The amount payable for 2025-2026 is £2,535.87. This information is taken from voa.gov.uk

The spacious and long entrance hall has a wall thermostat, built-in airing cupboard housing a hot

water cylinder and fitted immersion heater, access via a ladder to a good size and well insulated loft with light. There is a comfortable lounge having an attractive fireplace with electric fire. The kitchen has matching wall and base units with ample worksurfaces to include an electric cooker, gas hob with extractor above as well as having further appliance spaces and there is also a wall mounted Worcester gas fired boiler, which was installed in 2019.