



# TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  2 Bathroom

**Guide Price**  
**£340,000 - £360,000**



## 40 Blue Bird Way, Eastbourne, BN22 0BF

\*\*\* GUIDE PRICE £330,000 - £350,000 \*\*\*

This stylish and modern three bedroom semi detached home is beautifully presented throughout and offers spacious, well designed accommodation perfect for family living. The property boasts a bright full width kitchen diner opening directly onto the rear garden, creating the ideal space for entertaining and everyday family life. The master bedroom benefits from its own en-suite shower room, complementing the contemporary family bathroom and convenient ground floor WC. Outside, the property enjoys a generous lawned rear garden, complete with a patio adjoining the house and an additional seating area to the rear, providing plenty of options for outdoor dining and relaxation. A private driveway offers parking for two cars. Situated in the sought after area of Lower Willingdon, the home is well placed for Hampden Park railway station, supermarkets, schools, and a range of local amenities, making it a fantastic choice for families and commuters alike.

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

40 Blue Bird Way,  
Eastbourne, BN22 0BF

Guide Price  
£330,000 - £360,000

## Main Features

- Beautifully Presented Lower Willingdon Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Fitted Kitchen/Diner
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Lawned Rear Garden With Patio Areas
- Tandem Driveway

### Entrance

Double glazed front door to -

### Hallway

Radiator.

### Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Extractor fan.

### Lounge

14'11 x 11'6 (4.55m x 3.51m )

Radiator. Understairs storage cupboard. Double glazed window to front aspect.

### Fitted Kitchen/Diner

15'5 x 10'8 (4.70m x 3.25m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Gas boiler. Double glazed window and door to rear garden.

### Stairs from Ground to First Floor Landing:

Airing cupboard. Loft access (not inspected).

### Bedroom 1

10'7 x 7'11 (3.23m x 2.41m )

Radiator. Fitted mirrored fronted wardrobes. Double glazed window to rear aspect. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Extractor fan. Double glazed window to side aspect.

### Bedroom 2

10'8 x 8'0 (3.25m x 2.44m )

Radiator. Fitted mirror fronted wardrobes. Double glazed window to front aspect.

### Bedroom 3

7'4 x 7'1 (2.24m x 2.16m )

Radiator. Double glazed window to front aspect.

### Modern Bathroom/WC

Modern suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to side aspect.

### Rear Garden

Patio adjoining the house, mainly laid to lawn with fenced and planted borders, shed, seating area to the rear of the garden and gate for side access.

### Parking

There is a tandem driveway for 2 cars and external power socket.

EPC = B

Council Tax Band = C

### AGENTS NOTE:

There is a maintenance charge of £88 every 6 months.

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.