



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£300,000 - £310,000



2 Bedroom



1 Reception



1 Bathroom



24 Nuthatch Road, Eastbourne, BN23 7RQ

GUIDE PRICE £300,000 - £310,000

A well presented two bedroom semi detached bungalow situated on a desirable corner plot within the popular Birds Estate in Eastbourne. Conveniently located close to local amenities including Langney Shopping Centre and excellent bus routes, the property offers comfortable and practical living in a sought after residential area. The bungalow benefits from a private Easterly facing rear garden, a garage and a tandem driveway, along with additional hardstanding to the front providing further off-road parking if required. Finished in great decorative order throughout, it also features a useful sheltered lean to off the kitchen and is offered to the market chain free, making it an ideal move in ready home.



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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Easterly Facing Lawned Rear Garden
- Driveway & Garage
- Double Glazing & Gas Central Heating
- Close to Local Shops. Schools & Transport Links
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Cupboard.

Lounge

16'0 x 10'9 (4.88m x 3.28m)

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

Kitchen

12'1 x 8'9 (3.68m x 2.67m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Double glazed window to front aspect. Double glazed door to side.

Inner Hallway

Two cupboards. Loft access (not inspected).

Bedroom 1

13'6 x 10'7 (4.11m x 3.23m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

12'0 x 9'5 (3.66m x 2.87m)

Radiator. Double glazed double doors to garden.

Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator. Tiled walls. Extractor fan. Frosted double glazed window.

Outside

To the front there is a brick laid hardstanding with a gate for side access. The Easterly facing rear garden is mainly laid to lawn, there is an open lean to/sheltered area adjoining the kitchen and a pathway that leads to the-

Garage

Up and over door. Power.

Parking

A driveway in front of the garage provides off road parking.

COUNCIL TAX BAND = C