



TOWN PROPERTY

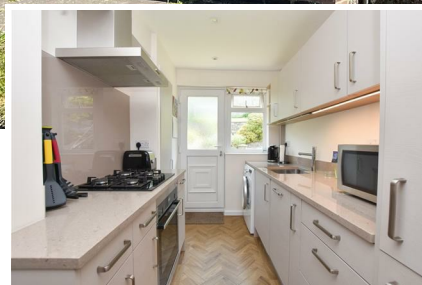


01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£325,000



10 Twineham Road, Eastbourne, BN21 2TR

Conveniently located in Rodmill just yards from nearby shops, this immaculately presented bungalow is semi detached and has three bedrooms. Benefitting from a refitted modern kitchen with mostly integrated appliances and Quartz worktops, there is also a well appointed shower room/wc and the spacious sitting/dining room opens onto the rear garden. This enjoys a Pleasant Southerly aspect and is mostly laid to lawn. A summerhouse is included whilst at the front is a driveway and integral garage so ample parking is provided. Easy access to nearby bus routes and local schools is provided and the Eastbourne and District General Hospital is also within walking distance.

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Main Features

- Semi Detached Bungalow
- 2/3 Bedrooms
- Sitting/Dining Room
- Modern Kitchen
- Bedroom 2 / Dining Room
- Shower Room/WC
- Garden
- Driveway
- Garage

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Store cupboard housing gas boiler. Access to loft with ladder (not inspected).

Sitting/Dining Room

16'72 x 13'91 max (4.88m x 3.96m max)

Radiator. Carpet. Fireplace with York Stone surround and mantel above with inset gas fire. Double glazed window to rear aspect. Double glazed double doors to rear.

Modern Kitchen

10'93 x 6'61 (3.05m x 1.83m)

Range of units comprising of bowl and a half three bowl sink unit and mixer tap inset within Quartz worktops and upstands having cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Wall mounted units. Airing cupboard. Wall mounted extractor. Double glazed window to rear aspect and door to rear.

Bedroom 1

12'46 x 11'14 (3.66m x 3.35m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2 / Dining Room

11'28 x 9'98 (3.35m x 2.74m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

11'28 x 6'94 (3.35m x 1.83m)

Radiator. Carpet. Double glazed window to front aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Carpet. Fully tiled walls. Frosted double glazed window.

Outside

There are delightful and Southerly facing lawned rear gardens which are well planted with shrubs and flowers.

Parking

A driveway leads to the single integral garage.

Garage

16'95 x 9'05 (4.88m x 2.87m)

Up and over door. Electric power. Light.

EPC = C

Council Tax Band = C

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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.