TOWN PROPERTY

01323 412200

Freehold

Guide Price
£200,000 - £210,000

2 Bedroom | 1 Reception | 1 Bathroom

12 Viking Way, Eastbourne, BN23 6UE

GUIDE PRICE £200,000-£210,000
Forming part of the Kings Park development close to Eastbourne's marina, this semi-detached bungalow has two large double bedrooms, an open plan fitted kitchen, sitting room with new double glazing overlooking the front garden, modern shower room. The Crumbles Shopping Complex and Sovereign Swimming Pool are also nearby whilst regular bus services run into Eastbourne Town Centre and Pevensey Bay. Early viewing is advised.

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Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Sitting Room
- Kitchen
- Modern Shower Room/WC
- Wrap Around Garden
- Tandem Driveway
- Close to Local Shops and Bus Routes

Entrance
Double glazed front door to-

Double Glazed Porch
Space for tumble dryer. Double glazed windows. Inner door to-

Sitting Room
14'1 x 13'10 (4.29m x 4.22m)
Carpet. Electric radiator. Double glazed window to front aspect.

Kitchen
8'9 x 5'6 (2.67m x 1.68m)
Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Four ring electric hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Double glazed window to rear aspect.

Hallway
Carpet. Storage cupboard. Double glazed door to rear.

Bedroom 1
11'4 x 10'2 (3.45m x 3.10m)
Carpet. Electric radiator. Double glazed window to front aspect.

Bedroom 2
10'0 x 8'8 (3.05m x 2.64m)
Electric radiator. Carpet. Double glazed window to rear aspect.

Shower Room/WC
Walk in shower cubicle with shower screen and wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap and vanity cupboard under. Vinyl flooring. Fully tiled walls. Frosted double glazed window.

Outside
There is a wrap around garden that is partly paved and partly decked.

Parking
There is a tandem driveway. The fee for the driveway is £10 per annum.

AGENTS NOTE:
There is a maintenance charge of £1299 per annum, paid quarterly.

EPC = E

COUNCIL TAX BAND = A

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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.