TOWN PROPERTY

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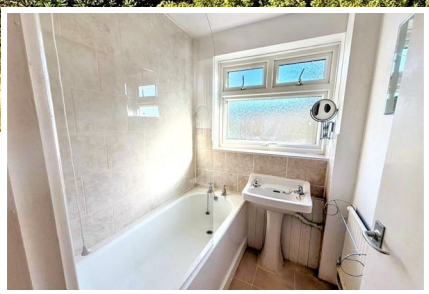
Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£325,000 - £345,000









40 Pococks Road, Eastbourne, BN21 2RP

*** GUIDE PRICE £325,000 - £345,000 ***
Far reaching views over fields towards the sea can be enjoyed from the front of this three bedroomed detached bungalow that enjoys an elevated position within Rodmill and is being sold CHAIN FREE. With a spacious sitting/dining room with front opening patio doors, both the kitchen and bathroom would benefit from replacement, the Westerly facing rear garden is largely laid to patio with planted rockery areas and gated side access. A driveway provides off street parking and leads to the garage which boasts a remote up and over door. Framfield Way shops, local schools and the Hospital can also be found within close walking distance and the town centre is approximately one and half miles distant.

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Main Features

- Detached Bungalow
- 3 Bedrooms
- Sitting Room Area
- Dining Room Area
- Kitchen
- Bathroom & Separate WC
- Westerly Facing Rear Garden
- Driveway & Garage
- Far Reaching Views Over Eastbourne
- CHAIN FREE

Entrance
Double glazed door to-

Vestibule
Glazed inner door to-

Hallway
Radiator. Store cupboard. Wood laminate flooring.

Sitting Room Area
15'3 x 10'11 (4.65m x 3.33m)
Radiator. Wood laminate flooring. Wall mounted gas fire and back boiler. Double glazed sliding patio doors with far reaching views over Eastbourne.

Dining Room Area
10'0 x 9'8 (3.05m x 2.95m)
Radiator. Wood laminate flooring. Double glazed window to side aspect. Double glazed sliding patio doors with far reaching views over Eastbourne.

Kitchen
10'2 x 8'10 (3.10m x 2.69m)
Range of units comprising of bowl and a half sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Range of wall mounted units. Space and plumbing for washing machine. Space for fridge freezer. Double glazed window to side aspect.

Inner Hallway
Wood laminate flooring. Airing cupboard. Access to loft (not inspected),

Bedroom 1
11'10 x 10'10 (3.61m x 3.30m)
Radiator. Wood laminate flooring. Double glazed sliding doors to rear aspect.

Bedroom 2
11'7 x 9'3 (3.53m x 2.82m)
Radiator. Wood laminate flooring. Double glazed sliding door to rear aspect.

Bedroom 3
9'1 x 7'10 (2.77m x 2.39m)
Radiator. Wood laminate flooring. Double glazed window to side aspect.

Bathroom
Panelled bath with wall mounted shower. Pedestal wash hand basin. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside
There are mature gardens with areas of planted rockery, rear patio with a Westerly aspect and some lawn.

Parking
A block paved driveway provides off street parking and leads to the garage.

Garage
19'23 x 7'89 (5.79m x 2.13m)
Remote up and over door. Light and power.

COUNCIL TAX BAND = D

EPC = E

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.