



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£280,000



91 Sevenoaks Road, Eastbourne, BN23 7JQ

A beautifully positioned two double bedroom semi detached bungalow, enjoying breathtaking uninterrupted views across protected farmland to the South Downs beyond. Set within the highly regarded Langney area, this charming home offers a rare opportunity to enjoy peaceful lateral living with a truly exceptional rural outlook that is both permanent and ever changing with the seasons. The well proportioned accommodation includes a generous sitting room, a fitted kitchen with ample storage and a modern wet room, thoughtfully designed for comfort and accessibility. Ramp access to both the bungalow and garden further enhances the practicality of the property, making it particularly well suited to those seeking ease of movement. To the rear, the property backs directly onto open fields, creating an idyllic setting and a remarkable sense of privacy. A conservatory provides additional reception space and offers tremendous potential, although it is currently in need of repair. Both bedrooms are comfortable doubles and further benefits include double glazing, gas central heating with a Hive smart heating system, off-road parking and a garage located in a nearby block. Conveniently situated close to local shops, bus routes and everyday amenities, this is a wonderful opportunity to secure a peaceful and well connected bungalow in one of Eastbourne's most sought after residential locations.



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Main Features

- Charming Two Double Bedroom Semi-Detached Bungalow
- Spectacular Uninterrupted Views Across Protected Farmland To The South Downs
- Generous Sitting Room And Additional Conservatory Reception Space
- Fitted Kitchen With Ample Storage
- Modern Wet Room Designed For Comfort And Accessibility
- Ramp Access To Both The Property And Garden
- Gas Central Heating, Double Glazing And Hive Smart Heating System
- Off-Road Parking And Garage In Nearby Block
- Conservatory
- Highly Sought-After Langney Location Close To Shops And Bus Routes

Entrance Hall

Welcoming entrance with access to principal rooms, storage options and a practical layout suited for everyday living.

Lounge

17'8 x 9'10 (5.38m x 3.00m)

Welcoming entrance with access to principal rooms, storage options and a practical layout suited for everyday living.

Conservatory

11'8 x 7'10 (3.56m x 2.39m)

Bright additional reception area overlooking the surrounding outlook, ideal for use as a sitting area, dining space or garden room.

Kitchen

8'11 x 7'7 (2.72m x 2.31m)

Fitted with a range of wall and base level units with work surface space, incorporating areas for appliances and offering a functional layout.

Bedroom 1

14'4 x 9'5 (4.37m x 2.87m)

Spacious double bedroom positioned to the front aspect providing ample space for furnishings.

Bedroom 2

9'3 x 8'9 (2.82m x 2.67m)

Second double bedroom offering flexibility as guest accommodation, home office or additional sleeping space.

Wet Room

Modern fitted suite comprising walk-in shower area, wash hand basin and WC finished with contemporary fittings.

Outside

The rear garden is mainly laid to lawn with an area of patio. There is a variety of mature trees, shrubs and plants.

Garage

Garage located in nearby block.

COUNCIL TAX BAND = C

EPC = D