TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

## Guide Price £335,000 - £350,000









# 72 Coppice Avenue, Eastbourne, BN20 9PY

*Guide Price £335,000 to £350,000* A CHAIN FREE three bedroom detached bungalow occupying a generous level plot in the popular Lower Willingdon area. The property offers well proportioned single storey accommodation together with a driveway, garage and a particularly good sized lawned rear garden. The bungalow has been extended previously to provide a larger kitchen, although the plot offers excellent potential for further extension, with the existing kitchen area seemingly lending itself perfectly to being extended across the full width of the property, subject to the necessary consents. The property would benefit from some updating and modernisation, providing an exciting opportunity for a new owner to improve, personalise and potentially transform the accommodation to their own requirements. A further valuable feature is the presence of owned solar panels, installed on both the side of the bungalow and the garage roof. Outside, the property enjoys a substantial rear garden, offering plenty of space for landscaping, entertaining or simply enjoying the outdoors, alongside the driveway and garage providing excellent off road parking and storage. Situated in a popular residential location close to Willingdon and Wannock, the property is well placed for local shops, amenities and bus routes, with the beautiful South Downs also within easy reach. A rare opportunity to acquire a detached three bedroom bungalow with a generous plot, owned solar panels and significant potential for extension and improvement.

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Freehold

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## Main Features

- Extended Detached Bungalow
- 3 Bedrooms
- Lounge & Dining Room
- Kitchen
- Modern Shower Room/WC
- Driveway & Garage
- Owned Solar Panels
- Popular Lower Willingdon Location
- CHAIN FREE

### Entrance
Front door to-

### Porch
Double glazed windows. Inner door to-

### Hallway
Radiator. Loft access (not inspected).

### Lounge
14'3 x 11'4 (4.34m x 3.45m)
Radiator. Electric fireplace. Double glazed patio doors to garden. Door to bedroom 3. Opening to-

### Dining Room
9'1 x 7'9 (2.77m x 2.36m)
Radiator. Double glazed window to side aspect. Door to-

### Kitchen
10'9 x 9'9 (3.28m x 2.97m)
Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Space for upright fridge freezer and cooker with extractor hood above. Space and plumbing for washing machine and dishwasher. Double glazed window to aspect. Double glazed door to side.

### Bedroom 1
11'3 x 10'6 (3.43m x 3.20m)
Radiator. Fitted wardrobe. Double glazed bay window to front aspect.

### Bedroom 2
10'1 x 8'3 (3.07m x 2.51m)
Radiator. Double glazed window to front aspect.

### Bedroom 3
9'11 x 7'11 (3.02m x 2.41m)
Radiator. Double glazed window to rear aspect.

### Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Double glazed window.

### Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the house. There is a variety of mature plants and shrubs and gated side access.
The front garden is laid to lawn with matures plants.

### Parking
A driveway provides off road parking and access to the-

### Garage
14'6 x 8'6 (4.42m x 2.59m)
Electric up and over door. Light and power.

### EPC = C

### COUNCIL TAX BAND = C



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.