



# TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1/3 Reception



1 Bathroom

## Offers in Excess of £200,000



## 17 Rockall Avenue, Eastbourne, BN23 6UD

Being sold CHAIN FREE, this extended detached bungalow forms part of the exclusive private Kings Park development which is approached via secure electric gates. Having two bedrooms and two conservatories, there is a spacious sitting/dining room, a fitted kitchen and a large entrance porch. A wet room/wc is also included. The bungalow has surrounding gardens and residents parking is provided on a first come first serve basis. The exciting marina development and The Crumbles shopping complex are just yards away whilst Pevensey bay Village and the stunning beaches are also close by.

17 Rockall Avenue,  
Eastbourne, BN23 6UD

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## Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Sitting Room
- Kitchen
- Side & Rear Conservatory
- Wet Room/WC
- Close to Local Shops,  
Schools and Transport Links
- Exciting Marina  
Development & The  
Crumbles Shopping  
Complex Nearby
- CHAIN FREE

### Entrance

Double glazed double door to-

### Large Front Porch

Double glazed windows. Inner door to-

### Hallway

Airing cupboard. Carpet. Wall mounted electric heater.

### Sitting Room

14'4 x 13'0 (4.37m x 3.96m)

Carpet. Wall mounted electric radiator. Airing cupboard. Double glazed window to rear aspect.

### Kitchen

9'7 x 5'4 (2.92m x 1.63m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboard and drawers under. Space for electric cooker. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Recessed spaced for fridge freezer. Double glazed window to front aspect.

### Rear Conservatory

13'0 x 7'5 (3.96m x 2.26m)

Double glazed windows to rear and side aspect. Double glazed door to rear.

### Side Conservatory

13'1 x 6'9 (3.99m x 2.06m)

Double glazed windows to rear and side aspect. Double glazed door to rear.

### Bedroom 1

9'11 x 9'7 (3.02m x 2.92m)

Carpet. Wall mounted electric heater. Double glazed window.

### Bedroom 2

9'9 x 9'4 (2.97m x 2.84m)

Carpet. Wall mounted electric heater. Double glazed window to front aspect.

### Wet Room/WC

Walk in shower with seat. Wall mounted shower. Wall mounted wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Frosted double glazed window.

### Outside

Lawned gardens surround the bungalow.

### Parking

Residents parking exists on a first come first serve basis.

### AGENTS NOTE:

There is an annual management charge here of £1540 per annum.

COUNCIL TAX BAND = A

EPC = E