TOWN PROPERTY

01323 412200

Freehold

Guide Price £315,000 - £325,000

2 Bedroom | 1 Reception | 1 Bathroom



53 Tolkien Road, Eastbourne, BN23 7AL

Guide Price £305,000 to £320,000
A chain free two bedroom semi detached bungalow, peacefully positioned within the ever popular Springfield Farm development and set back from the road in an attractive green setting. Offering an excellent opportunity for those looking to personalise a home to their own taste, the property benefits from a brand new roof. The accommodation includes a spacious lounge/dining room opening into a conservatory overlooking the rear garden, a fitted kitchen with an adjoining utility conservatory/porch, two double bedrooms and a shower room. The west facing rear garden has been designed for low maintenance and enjoys direct access to both the garage and the residents' parking area beyond, providing excellent practicality. Although tucked away from the road, the property remains ideally located close to local shops, Sovereign Harbour, The Crumbles retail park, Pevensey Bay seafront and regular bus routes, making it an excellent choice for downsizers, retirees or anyone seeking comfortable single storey living in a peaceful yet convenient location.

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Main Features

- CHAIN FREE Semi Detached Bungalow
- Peaceful Green Setting Set Back From The Road
- 2 Double Bedrooms
- Spacious Lounge & Conservatory
- Utility Conservatory Off The Kitchen
- West Facing Low Maintenance Garden
- Brand New Roof
- Garage With Rear Garden Access
- Residents Parking
- Popular Springfield Farm Location Close To Amenities

Entrance Porch
Double glazed door to the side aspect.

Hallway
L-shaped hallway with loft access hatch (not inspected). Radiator, 2 storage cupboards, one of which houses the combination gas boiler.

Lounge
17'2 x 10'6 (5.23m x 3.20m)
Radiator. Double glazed doors opening into the conservatory.

Conservatory
9'7 x 8'9 (2.92m x 2.67m)
uPVC construction with windows and door providing access to the rear garden.

Fitted Kitchen
9'10 x 6'8 (3.00m x 2.03m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Cooker Space for fridge/freezer and integral dishwasher. Double glazed window to the rear aspect.

Utility Area
12'0 x 5'5 (3.66m x 1.65m)
Part brick and part uPVC construction with plumbing & space for a washing machine. Radiator. Double glazed doors to the front and rear aspects. Double glazed windows to the front and rear aspects

Bedroom 1
14'4 x 8'10 (4.37m x 2.69m)
Radiator. Array of fitted wardrobes. Double glazed window to the front aspect

Bedroom 2
9'8 x 8'10 (2.95m x 2.69m)
Radiator Array of fitted fitted units. Double glazed window to the front aspect.

Outside
Rear Garden: Patio area adjoining the bungalow, enclosed by fenced boundaries with gated rear access. The garden features a variety of mature shrubs and plants with well-stocked planted borders.

Front Garden: Path leading to front door, lawn and variety of mature shrubs and plants.

Parking
Single garage with up & over door, double glazed door and window providing access to the garden.

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.