TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£300,000

270 Seven Sisters Road, Eastbourne, BN22 0QW

An attractive three bedroom detached bungalow situated on the popular Hamlands development in Lower Willingdon. Being sold chain free the bungalow is in need of modernisation but offers wonderful potential with a double aspect lounge/dining room, conservatory, two bathrooms, double glazing and gas central heating. Occupying a sizeable plot there is off road parking, a garage and a lawned rear garden. Local shops can be found nearby and the bungalow is on a bus route. An internal inspection comes highly recommended.

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Main Features

- Detached Bungalow
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Shower Room/WC
- Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage

Entrance
Double glazed front door to-

Porch
14'0 x 4'10 (4.27m x 1.47m)
Wood effect flooring. Wall light. Double glazed windows. Inner door to-

Hallway
Radiator. Wood effect flooring. Coved ceiling. Built in cupboard with fixed shelving. Loft access (not inspected).

Lounge/Dining Room
20'1 x 14'10 (6.12m x 4.52m)
Two radiators. Serving hatch. Wood effect flooring. Feature fireplace with inset coal effect fire. Double glazed windows to front and side aspect.

Kitchen
10'0 x 9'11 (3.05m x 3.02m)
Fitted range of wall and base units, surrounding worktop with inset twin bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Integrated fridge freezer. Larder cupboard. Part tiled walls. Cupboard housing gas boiler. Double glazed window to side aspect. Double glazed door.

Bedroom 1
14'11 x 9'11 (4.55m x 3.02m)
Radiator. Wood effect flooring. Coved ceiling. Fitted wardrobe with mirrored doors. Double glazed window to front aspect.

Bedroom 2
11'2 x 10'3 (3.40m x 3.12m)
Radiator. Coved ceiling. Wood effect flooring. Inset spotlights. Fitted wardrobe with mirrored doors. Further fitted bedroom furniture. Double glazed doors to conservatory.

Bedroom 3
10'6 x 9'11 (3.20m x 3.02m)
Radiator. Coved ceiling. Wood effect flooring. Door to-

Conservatory
24'2 x 7'11 (7.37m x 2.41m)
Wood effect flooring. Wall lights. Double glazed windows. Door to-

Shower Room/WC
Corner shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Extractor fan. Double glazed window.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin and mixer tap. Tiled walls. Tiled flooring. Heated towel rail. Two double glazed windows.

Outside
The rear garden is laid to lawn with mature trees and shrubs. There is a wooden shed and gated side access.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
Electric up and over door. Light and power. Double glazed window.

EPC = D

Council Tax Band = D

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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.