

84 Burton Road,  
Eastbourne, BN21 2RU

Freehold

Guide Price  
£440,000 - £450,000



2/3 Bedroom 2 Reception 1 Bathroom



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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.



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Recently refurbished to a high standard throughout, this extended two/three bedroomeed detached bungalow on the Rodmill enjoys far reaching views across the town towards the sea. Featuring a spacious sitting room area with sliding doors that open onto the landscaped rear garden, there is a dining area that opens up onto the refitted modern kitchen which has integrated appliances and gloss white units. The generous main bedroom includes a dressing area and there is a luxurious bathroom/wc and a useful utility/cloakroom. The garage has been partly converted to create a garden room/occasional bedroom with the remainder suitable for storage. The gardens are a particular feature being lawned to the front with planted borders and the rear features Indian sandstone patio, new fencing and an area of lawn. Power exists on the patio for a hot tub, if desired. Rodmill shops, excellent bus links and numerous local schools can all be found within close walking distance.

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**Main Features**

Entrance  
Frosted composite double glazed door to-

- Extended Detached Bungalow
- 2 Double Bedrooms
- Sitting Room Area
- Dining Room Area
- Refitted Kitchen With Integrated Appliances
- Cloakroom/Utility
- Luxury Bathroom/WC
- Rear Garden with Far Reaching Views Over Eastbourne
- Garden Room/Occasional Bedroom
- Driveway

Hallway  
Radiator. Bespoke cupboard housing gas boiler. Luxury vinyl flooring. Access to loft (not inspected).

Sitting Room  
15'1 x 11'3 (4.60m x 3.43m)  
Radiator. Luxury vinyl flooring. Double glazed patio doors to rear aspect.

Kitchen/Dining Room  
10'2 x 8'11 / 9'11 x 9'7 (3.10m x 2.72m / 3.02m x 2.92m)  
Range of units comprising of sink bowl and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Four ring electric hob and eye level double electric oven. Integrated dishwasher. Range of wall mounted units. Space for fridge freezer. Concealed ceiling extractor. Radiator. Luxury vinyl flooring. Double glazed window to rear aspect. Double glazed door to-

Cloakroom/Utility  
11'11 x 4'2 (3.63m x 1.27m)  
Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Frosted double glazed window. Double glazed door to rear.

Bedroom 1  
20'8 x 12'4 (6.30m x 3.76m)  
Radiator. Dressing area. Luxury vinyl flooring. Double glazed window to front and side aspects.

Bedroom 2  
11'9 x 9'4 (3.58m x 2.84m)  
Radiator. Luxury vinyl flooring. Double glazed window to front aspect.

Luxury Bathroom/WC  
Panelled shower bath with mixer tap and wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Tiled flooring. Fully tiled walls. Frosted double glazed window.

Outside  
The impressive landscaped garden feature areas of Indian sandstone patio, lawn and surrounding fencing with gated side access also provided. Far reaching views across the town towards the sea can be enjoyed from this secluded garden.

Garden Room/Occasional Bedroom  
11'11 x 6'9 (3.63m x 2.06m)  
Luxury vinyl flooring. Radiator. Light and power. Double glazed doors to garden.

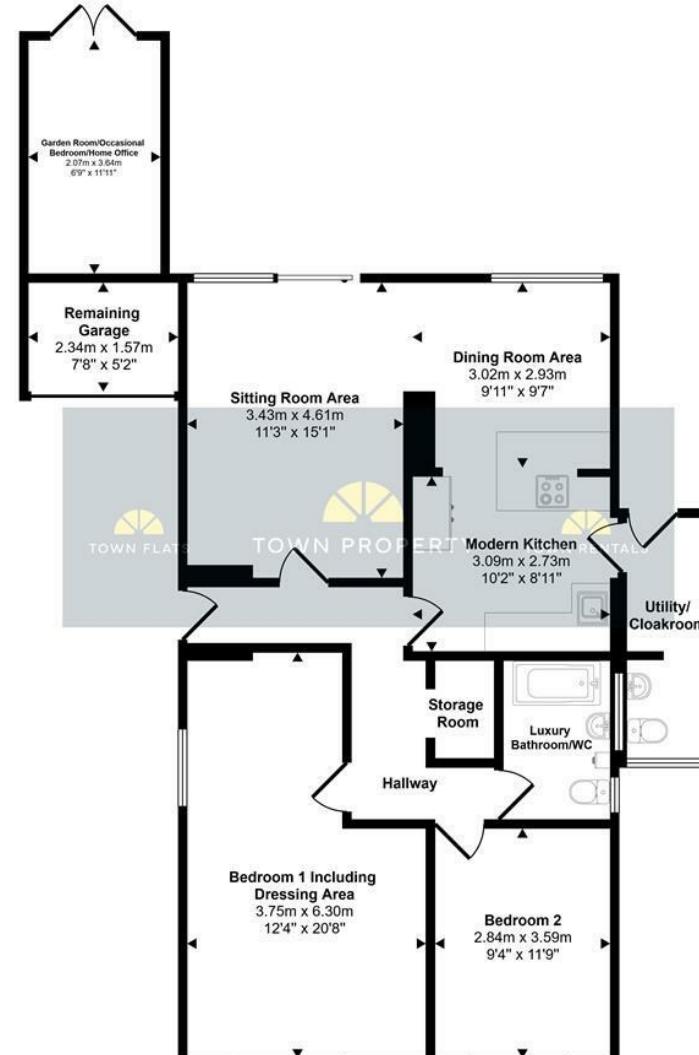
Parking  
A driveway provides off street parking.

Remaining Garage  
7'8 x 5'2 (2.34m x 1.57m)  
Suitable for storage.

COUNCIL TAX BAND = D

EPC = C

Approx Gross Internal Area  
98 sq m / 1050 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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