



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£240,000



23 Hamlands Lane, Eastbourne, BN22 0RA

A chain free two bedroom semi detached bungalow enviably situated in Lower Willingdon. Conveniently located for nearby shops and amenities the bungalow benefits from an entrance porch, lounge/dining room, refitted kitchen, bathroom/WC, sealed unit double glazing and gas central heating. The rear garden is laid to lawn, the front garden is currently laid to lawn but with the necessary consents could provide off road parking. The bungalow has a garage in a nearby block. An internal inspection comes highly recommended.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Kitchen
- Conservatory
- Bathroom/WC
- Lawned Rear Garden
- Garage In Nearby Block
- CHAIN FREE

Entrance

Double glazed front door to-

Porch

Double glazed windows. Light. Tiled flooring. Inner door to-

Lobby

Built in cupboard. Double glazed windows. Archway to-

Lounge

16'11 x 13'9 (5.16m x 4.19m)

Two radiators. Coved ceiling. Feature fireplace. Double glazed windows to rear. Double glazed door to garden. Door to-

Inner Hallway

Radiator. Loft access (not inspected).

Kitchen

10'0 x 5'8 (3.05m x 1.73m)

Range of white wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker and fridge freezer. Part tiled walls. Double glazed window. Double glazed door to-

Conservatory

14'2 x 6'8 (4.32m x 2.03m)

Tiled flooring. Double glazed windows. Double glazed door to garden.

Bedroom 1

10'4 x 9'7 (3.15m x 2.92m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 2

10'7 x 7'3 (3.23m x 2.21m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Cupboard housing gas boiler. Radiator. Part tiled walls. Extractor fan. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with well stocked flower beds and borders and gated side access. The front garden is laid to lawn with mature shrubs that subject to the necessary consents could provide off road parking.

Garage

There is a garage in a nearby block.

EPC = D

COUNCIL TAX BAND = C

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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.