TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£315,000 - £335,000

59 Ramsay Way, Eastbourne, BN23 6DF

A chain free two bedroom detached bungalow, enviably positioned within the highly sought after Langney Point area, just a short stroll from the seafront and local amenities. Offering well proportioned accommodation throughout, the property comprises of a spacious living room leading into a conservatory overlooking the rear garden, a fitted kitchen, two double bedrooms and a shower room. While the bungalow would now benefit from general modernisation, it has been well maintained over the years and is presented in clean and tidy condition, allowing a purchaser to update at their own pace. Outside, the property enjoys a tandem driveway providing off road parking for two vehicles and access to the garage. The front and rear gardens offer attractive outdoor space with excellent potential for further landscaping if desired. Located within easy reach of local shops, bus routes, Eastbourne's award winning seafront and Sovereign Harbour, this is a superb opportunity for those seeking peaceful single storey living in one of the town's most desirable coastal locations.

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Main Features

- CHAIN FREE Detached Bungalow
- 2 Double Bedrooms
- Spacious Lounge & Conservatory
- Shower Room
- Tandem Driveway For Two Cars
- Double Glazing & Gas Central Heating
- Well Maintained With Scope To Modernise
- Front and Rear Gardens
- Garage
- Sought After Langney Point Location Close To The Seafront

Entrance
Double glazed front door to-

Hallway
Radiator.

Bedroom 2
9'11 x 8'10 (3.02m x 2.69m)
Radiator. Double glazed window to front aspect.

Bedroom 1
12'10 x 11'9 (3.91m x 3.58m)
Radiator. Loft access (not inspected). Double glazed window to front aspect.

Lounge
16'8 x 11'11 (5.08m x 3.63m)
Radiator. Wall lights. Double glazed doors opening into the-

Conservatory
11'9 x 8'2 (3.58m x 2.49m)
Double glazed windows and doors to rear aspect providing access to the garden.

Kitchen
9'9 x 8'0 (2.97m x 2.44m)
Fitted with a range of wall and base units, surrounding work surfaces with inset one and a half bowl sink unit. Four ring gas hob with electric oven under and extractor over. Gas boiler. Washing machine, dishwasher and tumble dryer (included). Upright fridge freezer (included). Single glazed stable style door to the rear. Double glazed window to the rear aspect.

Shower Room/WC
Walk in shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Airing cupboard. Double glazed window to the side aspect.

Outside
Rear garden: There is a patio area adjoining the bungalow with the remainder mainly laid to lawn. Enclosed by fenced boundaries with gated side access.
Front garden: A mature front garden with steps and pathway leading to the front door, complete with handrail.

Parking
A driveway provides off road parking for two vehicles in tandem and leads to the-

Garage
16'4 x 8'0 (4.98m x 2.44m)
Single garage with up and over doors to both the front and rear. Light and power.

COUNCIL TAX BAND = D

EPC = 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.