



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£310,000



30 Mountbatten Drive, Eastbourne, BN23 6BZ

Being sold CHAIN FREE, this detached bungalow is located in a prime spot within Langney Point just yards from nearby shops and bus routes in Beatty Road. Having two double bedrooms and a spacious sitting/dining room with adjoining double glazed conservatory, the kitchen is fitted and has some integrated appliances and a shower room/wc is also included. The rear garden extends to approximately 70' in length and enjoys a Southerly aspect with some planted borders. To the side is a long gated driveway providing off street parking which also leads to the single garage. Eastbourne's picturesque seafront and exciting marina development can also be found within close walking distance.

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Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Sitting/Dining Room
- Double Glazed Conservatory
- Kitchen
- Shower Room/WC
- Double Glazing
- Rear Garden Extending To Approximately 70'
- Garage

Entrance

Double glazed door to –

Entrance Hallway

Radiator. Meter cupboard. Airing cupboard. Wood laminate floor. Frosted double glazed window.

Sitting/Dining Room

18'03 x 12'09 (5.56m x 3.89m)

Radiator. Feature fireplace with surround and mantel above. Carpet. Double glazed window to side aspect. Sliding double glazed doors to –

Double Glazed Conservatory

10'10 x 8'09 (3.30m x 2.67m)

Double glazed windows to rear aspect.

Kitchen

10'02 max x 9'07 (3.10m max x 2.92m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob and electric 'eye' level oven. Space for refrigerator. Plumbing and space for washing machine. Range of wall mounted units. Extractor cooker hood. Double glazed window to rear aspect. Double glazed door to rear.

Bedroom 1

13'07 x 11'02 (4.14m x 3.40m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

11'03 x 10'04 (3.43m x 3.15m)

Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.

Shower Room/WC

Suite comprising fully tiled shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

The mature lawned gardens are secluded and extend to approximately 70' at the rear. There is also an Indian sandstone patio area.

Garage

16'07 x 8'06 (5.05m x 2.59m)

With up & over door, electric and light.

EPC = D

COUNCIL TAX BAND = D