BROOK GAMBLE









13 Keats Walk, Eastbourne, BN23 7PZ

Offers In Excess Of £299,950

Having been extensively refurbished and redecorated throughout by the current owners, this 2 bedroom semi-detached bungalow is presented to an extremely high standard throughout. The property, which is situated on the popular Poets Estate in Langney, boasts a refitted Kitchen & Bathroom, a recently fitted Gas Boiler and has been rewired. Further benefits include the Conservatory and attractive Gardens as well as the Garage. Being well located for local bus services running to Langney Shopping Centre, Sovereign Harbour, Eastbourne Town Centre and surrounds, viewing is considered essential. Being sold chain free. Sole Agents.

Entrance Hall
UPVC frosted double glazed front door opening into L-Shaped Entrance Hall; with radiator, laminate wood flooring, digital wall mounted thermostat, hatch to loft space, cloaks cupboard.

Lounge 15' x 11'11 (4.57m x 3.63m)
Radiator, uPVC double glazed sliding patio door to Conservatory.

Kitchen 10'11" x 7'4" (3.33m x 2.24m)
Single drainer sink unit with mixer taps and cupboards below. Further range of drawers and base units working surfaces over incorporating four ring ceramic hob with cooker hood above. Integrated dishwasher, integrated washing machine, integrated fridge, electric oven, wall units, cupboard housing wall mounted gas boiler. Laminate wood effect flooring, inset ceiling spotlights, UPVC double glazed window to rear. Glazed door to Conservatory.

Conservatory 12'10" x 7'8" (3.91m x 2.34m)
UPVC double glazed windows to 3 sides. Pitched glazed roof, UPVC double glazed sliding patio door to Rear Garden.

Bedroom 1 11'11" x 11'11" (3.63m x 3.63m)
Radiator, uPVC double glazed window to front.

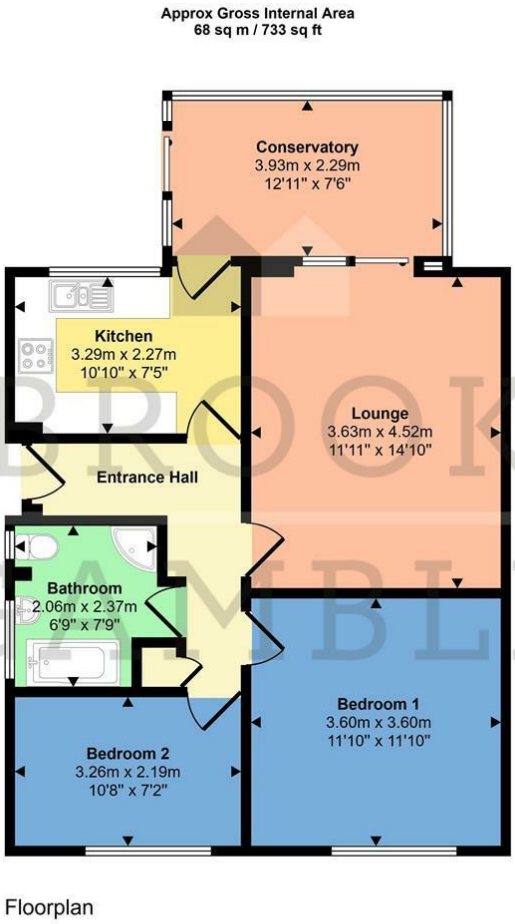
Bedroom 2 10'11" x 7'4" (3.33m x 2.24m)
Radiator, UPVC double glazed window to front.

Shower Room
Fitted panelled bath with mixer taps, tiled shower cubicle with wall mounted shower unit and handheld shower attachment. Glazed shower screen, pedestal wash basin, low flush WC, heated towel rail, extractor fan, fitted mirror with light, part tiling to walls, frosted UPVC double glazed windows to side.

Outside
There are gardens to the front and rear of the property. The front garden is laid mainly to lawn with patio area and is enclosed by timber fencing with a gate for rear access. The Garage is approached to the rear of the property and has an up and over door and personal door to rear garden. We are advised that the Garage has been wired to allow for an electric car charging unit to be fitted.

Other Information
The property benefits from leased solar panels, with approximately 10 years remaining on the lease agreement.

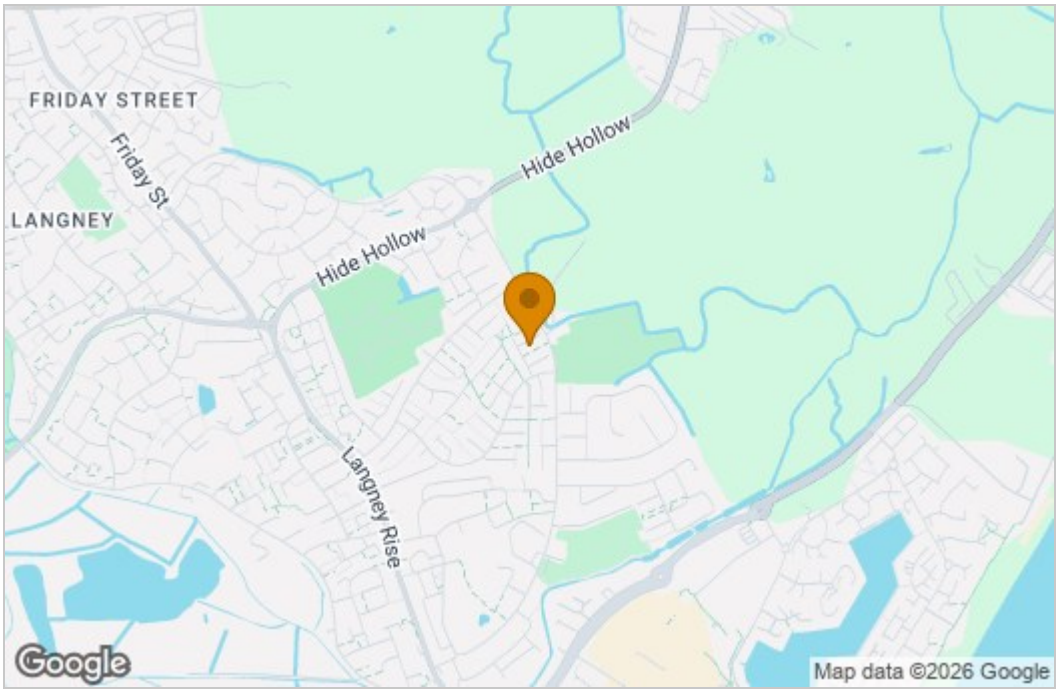
Floor Plan



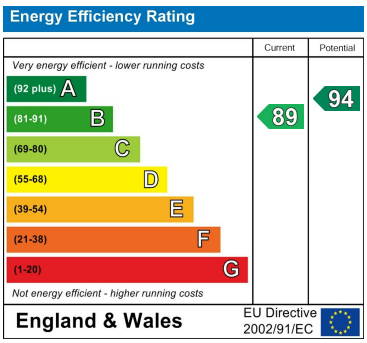
Floorplan

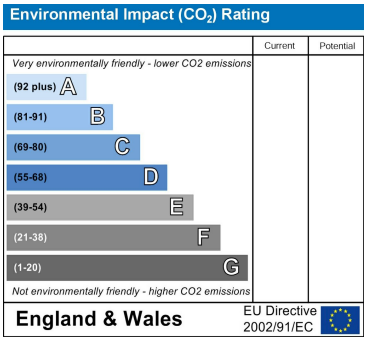
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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