TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£325,000 - £335,000

3 Chalvington Road, Eastbourne, BN21 2SX

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A particularly attractive elevated semi detached bungalow offering two bedrooms, generous living accommodation and an exceptional rear garden. The property has been well maintained and features a modern fitted kitchen, contemporary bathroom and a bright conservatory overlooking the garden. Outside is a large driveway providing excellent off road parking, while the rear garden is a real highlight, enjoying plenty of sunshine and incorporating a garden room along with established planting and lawn. The property also benefits from a fully finished loft room, complete with two Velux windows, radiator and power, providing an excellent additional space for hobbies, storage or a home office, the loft is accessed via a retractable ladder. With gas central heating, double glazing and attractive presentation throughout, this is a lovely bungalow offering far more than meets the eye.

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Main Features

- Elevated Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Conservatory
- Kitchen with Integrated Appliances
- Bathroom/WC
- Loft Room
- Lawned Rear Garden
- Driveway

Entrance
Front door to-

Hallway
Radiator. Retractable ladder to loft room.

Bedroom 2
9'9 x 8'6 (2.97m x 2.59m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 1
13'8 x 10'3 (4.17m x 3.12m)
Radiator. Double glazed window to front aspect.

Lounge
17'10 x 11'4 (5.44m x 3.45m)
Radiator. Double glazed windows to rear aspect. Double glazed patio doors to-

Conservatory
11'3 x 8'11 (3.43m x 2.72m)
UPVC and brick construction. Double glazed windows. Double glazed patio doors to garden.

Kitchen
9'2 x 8'8 (2.79m x 2.64m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Electric oven Integrated washing machine, dishwasher and microwave. Space and plumbing for fridge freezer. Radiator. Double glazed window to side aspect. Double glazed door to garden.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Loft Room
20'2 x 8'2 (6.15m x 2.49m)
Accessed via retractable ladder in hallway. Radiator. Two velux windows.

Outside
The rear garden is mainly laid to lawn with an area of patio adjoining the bungalow. There is a garden shed, summerhouse and a variety of trees and shrubs.

Parking
A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = C

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.