



30 Orchid Close, Eastbourne, BN23 8DE

Price £265,000 | Freehold

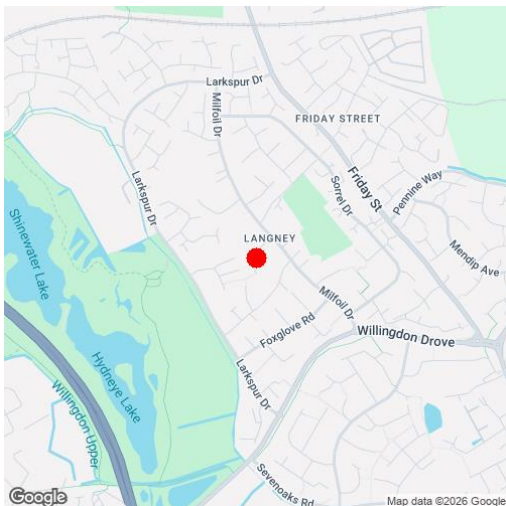
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



Available with no onward chain- A two bedroom semi-detached bungalow providing generous living accommodation with a lawned rear garden enjoying a southwesterly aspect. The accommodation comprises an 18' x 14' living room with doors opening onto a conservatory leading to the rear garden, a kitchen, two double bedrooms and a shower room. Although the bungalow requires modernisation it does benefit from gas central heating, sealed unit double glazing and a garage. Located in the Langney area of Eastbourne, The Langney shopping centre is approximately a half mile away, whilst, Eastbourne town centre and railway station are approximately 3 miles.







## At a Glance:

- No onward chain
- 18' x 14' living room
- Conservatory
- Two double bedrooms
- Southwest facing rear garden
- Garage
- Gas central heating
- Sealed unit double glazing
- Modernisation required

## Accommodation:

### HALL

### LIVING ROOM

18'9" (5.72m) x 14'8" (4.47m)  
narrowing to 10'10"

### CONSERVATORY

9'6" (2.9m) x 8'10" (2.69m)

### KITCHEN

9'9" (2.97m) x 7'0" (2.13m)

### BEDROOM 1

13'0" (3.96m) x 9'10" (3m)

### BEDROOM 2

9'9" (2.97m) x 9'3" (2.82m)

### SHOWER ROOM/WC

### OUTSIDE

Southwesterly facing 40' rear garden

### GARAGE

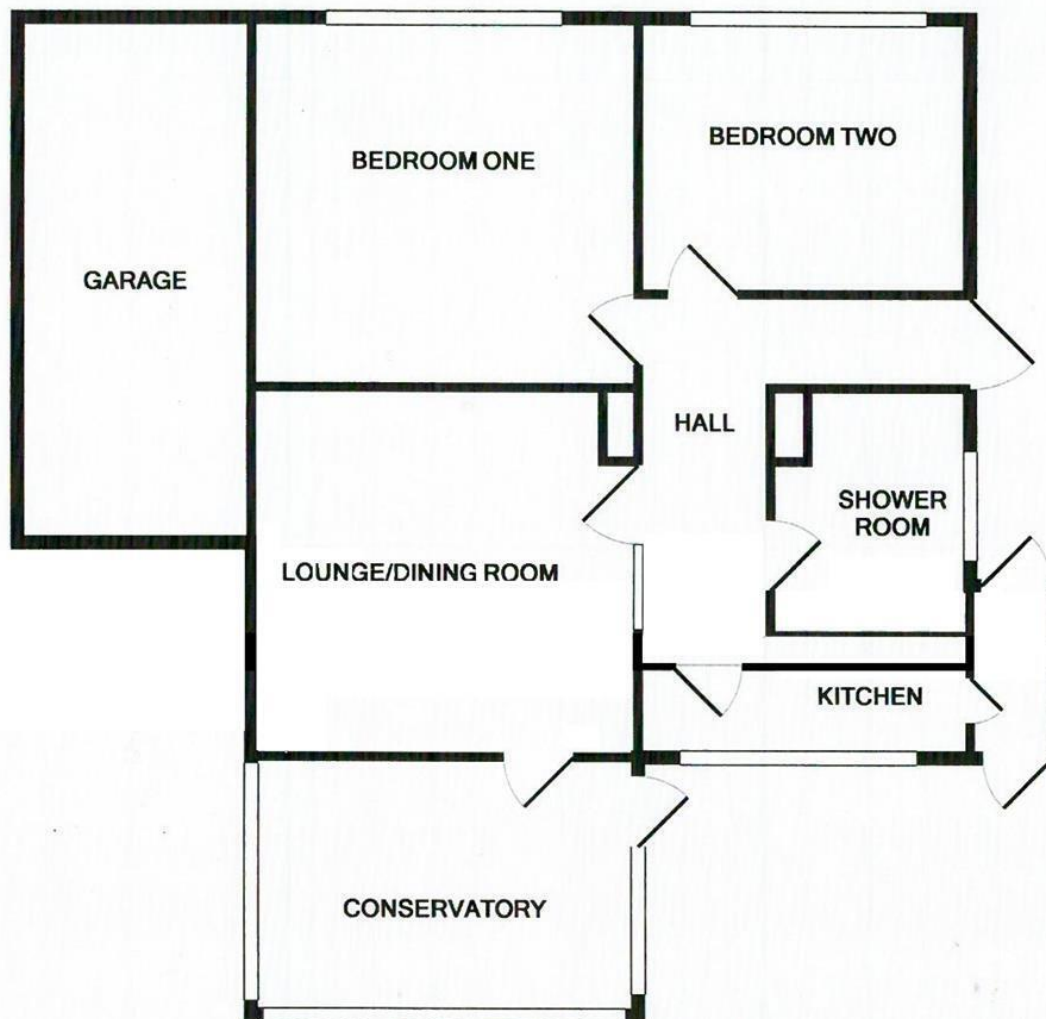
### COUNCIL TAX

Band 'C'

### EPC

'C'





TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**LS** **Leaper  
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email