



OAKFIELD



Lundy Walk, Eastbourne, BN23 6UH

Price Guide £230,000



Lundy Walk, Eastbourne, BN23 6UH

GUIDE PRICE: £230,000 - £250,000

Tucked away in the peaceful residential setting of Lundy Walk, this charming two bedroom semi detached bungalow offers generous living space, abundant natural light, and beautifully maintained wrap around gardens.

You enter via an enclosed porch, a practical and welcoming introduction, which opens directly into a spacious living room. This bright and comfortable reception area forms the heart of the property, offering ample room for both relaxation and entertaining.

The bungalow features a sizeable kitchen with plentiful workspace and storage, ideal for everyday cooking as well as hosting family and friends. Adding to the versatility are two conservatories, each providing additional reception space, perfect for dining, hobbies, or simply enjoying a quiet morning coffee bathed in natural light.

There are two well proportioned bedrooms and a modern shower room, all thoughtfully arranged on one level for ease and convenience.

Situated within easy reach of Sovereign Harbour, residents can enjoy waterfront walks, cafés, restaurants, and a range of local amenities. The property is offered for sale chain free, presenting an excellent opportunity for a smooth and straightforward purchase.

A wonderfully located bungalow with flexible living space and appealing outdoor areas, early viewing is highly recommended.





Living Room

14'4" x 13'5" (4.37m x 4.09m)

Kitchen

15'1" x 14'4" (4.60m x 4.37m)

Conservatory

8'2" x 6'7" (2.49m x 2.01m)

Bedroom One

11'6" x 10'2" (3.51m x 3.10m)



Bedroom Two

10'2" x 8'6" (3.10m x 2.59m)

Bathroom

5'3" x 4'9" (1.60m x 1.45m)

Conservatory

10'2" x 6'7" (3.10m x 2.01m)

Estate information

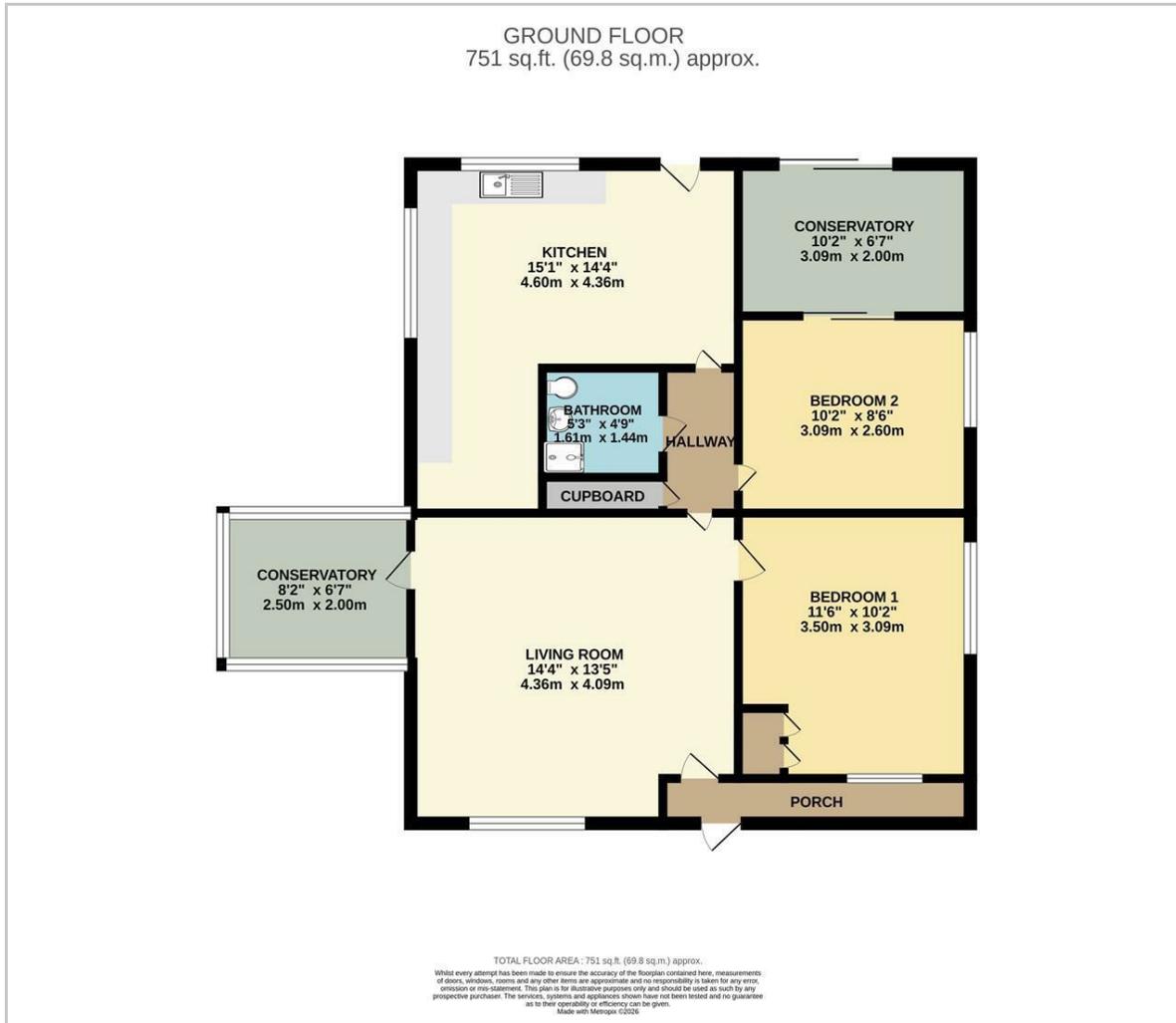
The seller has advised that the annual estate charge is £1,088. In addition, there is an annual contribution of £200 toward the upkeep of the underground infrastructure, and a ground rent of £1 per annum.

Please note that the agent has not seen documentary confirmation of these figures. Prospective buyers are therefore advised to verify all costs with their solicitor or surveyor.

Council Tax Band B - £1,969.71 Per Annum



Floor Plan

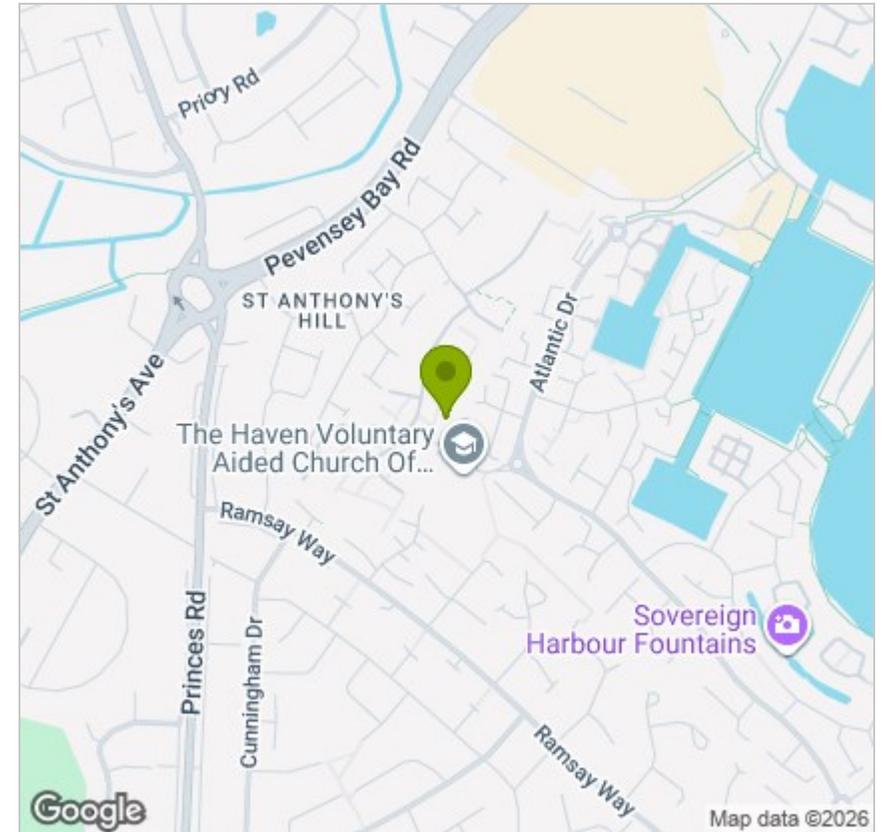


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

