



# TOWN PROPERTY



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Freehold

 2 Bedroom  1 Reception  1 Bathroom

## £295,000



## 25 Selmeston Road, Eastbourne, BN21 2ST

**\*\*OFFERS IN EXCESS OF £295,000\*\***

A two bedroom semi detached bungalow enviably situated on the lower slopes of Rodmill occupying a level plot. Though in need of some modernisation the bungalow is being sold chain free and offers wonderful potential. Benefits include two double bedrooms arranged to the front, a refitted shower room/WC, lounge to the rear which opens onto the conservatory and a fitted kitchen. The lawned rear garden provides a high level of seclusion and to the front there is a driveway providing off road parking and access to the garage. Eastbourne DGH and local shops are within easy walking distance. An internal inspection comes highly recommended.

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## Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Conservatory
- Kitchen
- Shower Room/WC
- Secluded Rear Garden
- Driveway
- Garage
- CHAIN FREE

## Entrance

Door to-

## Hallway

Radiator. Loft access (not inspected).

## Lounge/Dining Room

18'7 x 11'7 (5.66m x 3.53m )

Radiator. Coved ceiling. Feature fireplace with tiled surround. Serving hatch. Wall lights. Double glazed patio doors to-

## Conservatory

11'2 x 5'9 (3.40m x 1.75m)

Windows. Door to garden.

## Kitchen

9'3 x 8'8 (2.82m x 2.64m )

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker and upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Cupboard housing boiler. Double glazed window to rear aspect. Door to side.

## Bedroom 1

13'7 x 10'1 (4.14m x 3.07m)

Radiator. Coved ceiling. Double glazed window to front aspect.

## Bedroom 2

11'7 x 9'10 (3.53m x 3.00m)

Radiator. Coved ceiling. Double glazed window to front aspect.

## Shower Room/WC

White suite comprising of shower cubicle with wall mounted shower and wall hung drop down shower seat. Low level WC. Wash hand basin with mixer tap and vanity unit below. Radiator. Part tiled walls. Double glazed window.

## Outside

The rear garden provides a high level of seclusion and is laid to lawn with mature trees and shrubs.

## Parking

A driveway to the front of the property provides off road parking and access to the-

## Garage

Up and over door.

**COUNCIL TAX BAND = C**

**EPC = D**