



Freehold



3 Bedroom



1 Reception



1 Bathroom

**Guide Price  
£340,000-£350,000**



**244 Seven Sisters Road, Eastbourne, BN22 0PG**

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A well presented three bedroom detached bungalow that provides spacious and well proportioned accommodation. Envably situated in Lower Willingdon within comfortable walking distance of Freshwater Square the bungalow benefits from three double bedrooms (one currently used as a dining room), a fitted kitchen with integrated appliances, refitted bathroom and a spacious lounge that leads to the conservatory. The wonderful garden provides a high level of seclusion and is laid to patio and lawn with a summerhouse and access to the garage with its up and over door. As well as a garage there is additional off road parking for two vehicles.

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**Main Features**

• Detached Bungalow

• 3 Bedrooms

• Kitchen

• Lounge

• Conservatory

• Bathroom & Separate

Cloakroom

• Secluded Rear Garden

• Garage

• Off Road Parking

• Double Glazing & Gas Central

Heating Throughout

**Entrance**

Door to-

**Porch**

Double glazed windows. Light and power. Inner door to-

**Hallway**

Dado and picture rail. Fitted cupboards. Inset spotlights. Loft hatch (not inspected).

**Cloakroom**

Low level WC. Wash hand basin. Cupboard housing gas boiler. Extractor fan. Frosted single glazed window.

**Kitchen**

11'11 x 8'7 (3.63m x 2.62m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven.

Integrated washing machine, fridge freezer and dishwasher. Part tiled walls. Serving hatch. Radiator. Double glazed window to front aspect.

**Lounge**

16'10 x 11'6 (5.13m x 3.51m)

Wood effect flooring. Ornate panelled walls. Picture rail. Feature fireplace with tiled hearth. Double glazed window to side aspect. French doors to-

**Conservatory**

17'1 x 7'5 (5.21m x 2.26m)

Wood effect flooring. Radiator. Double glazed windows. Doors to garden.

**Bedroom 1**

11'2 x 9'11 (3.40m x 3.02m)

Radiator. Extensive range of fitted bedroom furniture. Ceiling fan. Double glazed window to rear aspect.

**Bedroom 2**

10'11 x 7'11 (3.33m x 2.41m)

Radiator. Range of fitted wardrobes. Double glazed window to front aspect.

**Bedroom 3 (Currently used as a Dining Room)**

9'7 x 8'3 (2.92m x 2.51m)

Wood effect flooring. Radiator. Wall lights. Frosted double glazed window.

**Bathroom**

White suite comprising of corner jacuzzi bath with shower over. Wash hand basin with mixer tap and vanity unit below. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

**Outside**

The wonderful rear garden provides a high level of seclusion, laid to lawn and patio there are well stocked flower beds and borders, a canopied seating area, wooden shed and summerhouse. To the side there is a lean to with sink that provides a useful storage and covered access to the-

**Garage**

Up and over door.

**Parking**

There is off road parking for two vehicles.

**COUNCIL TAX BAND = D**