



# TOWN PROPERTY



01323 412200

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. Enviably 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

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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.