



Surridge Mison Estates are delighted to present this very well-appointed Chain Free three bedroom detached bungalow located in a quiet residential cul-de-sac in Eastbourne. This well-maintained chain free home includes wide hallway, triple aspect Lounge/Dining Room, fitted kitchen, shower room and conservatory. Outside there is a good sized block paved driveway, garage and a south facing rear garden. The bungalow is ready to enjoy and comes with double glazing and a gas central heating system.

**£385,000 | Freehold**



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**Entrance Hall** - 6.73m x 1.19m (22'1" x 3'11")

Door to front. Radiator. Linen cupboard. Loft access with pull down ladder.

**Lounge/Dining Room** - 6.12m x 4.47m (20'1" x 14'8")

Double aspect room with double glazed windows to front and side. Electric fireplace. Two radiators. Coving.

**Kitchen** - 3.02m x 2.97m (9'11" x 9'9")

Double glazed door and double glazed window to side. Partially tiled walls and vinyl flooring. Fully fitted with a range of shaker style wall and base units with double electric oven. Charcoal work surfaces with inset composite sink and drainer unit and four burner electric hob. Plumbing and space for dishwasher and washing machine.

**Bedroom One** - 4.52m x 3.05m (14'10" x 10'0")

Double glazed window to front. Mirror fronted built in wardrobes. Radiator. Coving.

**Bedroom Two** - 3.2m x 3.05m (10'6" x 10'0")

Double glazed window to rear. Mirror fronted built in wardrobes. Radiator.

**Bedroom Three/Dining Room** - 3.25m x 3.02m (10'8" x 9'11")

Double glazed sliding doors leading to conservatory. Coving. Radiator.

**Conservatory** - 2.72m x 2.44m (8'11" x 8'0")

UPVc Edwardian style conservatory. Double glazed French doors to rear.

**Shower Room**

Double glazed opaque window to rear. Partially tiled walls. Inset spotlights. Extractor fan. Towel rail. Modern suite comprising of enclosed shower, wash hand basin set in vanity unit and W.C.

**Front Garden**

Block paved driveway. Laid to lawn. Gated side access.

**Rear Garden**

Mainly laid to lawn with patio area. Flower borders and hedging. Shed to side. Fruit trees.

**Garage**

Single garage with up & over door. Power and light.

**Solar Power**

The vendor informs us that the solar panels are leased via EON. Lease term TBC.

**Council Tax**

Band D.

**Utilities**

This property has the following utilities: Water; Mains Drainage; Mains Gas; Mains Electricity; Mains Primary Heating; Gas central heating system

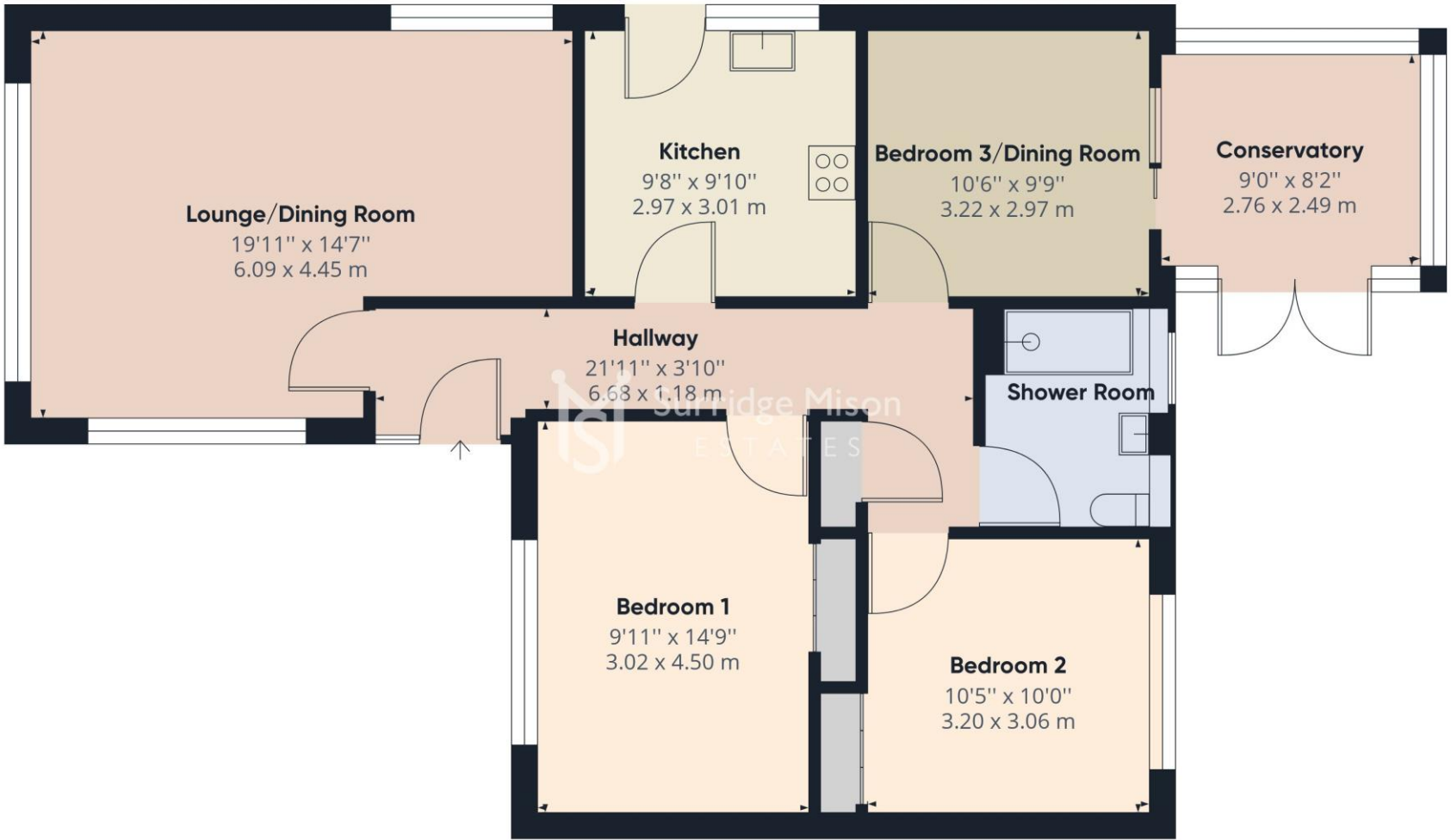
To check broadband visit Openreach: <https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



**Approximate total area<sup>(1)</sup>**  
974.20 ft<sup>2</sup>  
90.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

