



Relax with this charming extended detached bungalow nestled in a peaceful corner of Eastbourne. This lovely three-bedroom property offers the perfect blend of comfort and convenience, with a long driveway, garage, and corner plot gardens providing ample parking and outside space. Upon entering, you will be greeted by a very well-presented interior, including a modern kitchen with dining area, spacious lounge, bathroom plus a separate shower room and plenty of room for all your needs. The property's tranquil surroundings make it the ideal spot for quiet and relaxed living. Located near Sovereign Harbour, take a leisurely stroll through the marina or explore the shops, cafes and restaurants. Don't miss out on the opportunity to make this delightful property your next home.

Price £399,950
Tenure Freehold



8 Durrell Close, Eastbourne, East Sussex, BN23 7AN

Entrance Hall

Double glazed casement door to side. Wall mounted consumer unit. Laminate flooring. Radiator. Loft access with fitted pull down ladder.

Separate W.C.

Double glazed opaque window to side. Radiator. W.C with concealed cistern.

Bathroom

Double glazed opaque window to side. Fully tiled walls and tiled flooring. Radiator. Modern suite comprising of bath with mixer taps and fitted screen with electric shower over and wash hand basin set within vanity unit.

Lounge - 4.98m x 3.51m (16'4" x 11'6")

Double glazed window to front. Electric fireplace. Two radiators. Carpet flooring.

Kitchen - 3.53m x 2.69m (11'7" x 8'10")

Open plan to dining area. Partially tiled walls and tiled flooring. Serving hatch to lounge. Fully fitted with a range of modern white wall and base units housing concealed Worcester boiler with space and plumbing for washing machine and fridge/freezer. Built in single AEG electric oven. Larder cupboard. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit with mixer tap and 4 burner electric hob with fitted stainless steel cooker hood and glass splashback.

Dining Area - 2.84m x 2.21m (9'4" x 7'3")

Double aspect room with double glazed window to side and double glazed window and casement door to rear. Radiator.

Shower Room

Double glazed opaque window to side. Chrome heated towel rail. Shower cubicle with tiled enclosure.

Bedroom One - 3.53m x 3.33m (11'7" x 10'11")

Double glazed window to rear. Radiator. Carpet flooring.

Bedroom Two - 3.78m x 2.57m (12'5" x 8'5")

Double glazed window to front. Radiator. Carpet flooring.

Bedroom Three - 3.28m x 2.67m (10'9" x 8'9")

Double glazed window to rear. Radiator. Carpet flooring.

Driveway

Providing ample off road parking.

Garage

Single garage with electric roller door. Window. Power and light.

Front & Side Garden

Mainly laid to lawn with flower borders.

Rear Garden

Mainly laid to lawn with patio area. Flower borders. Wall and fencing surrounds with gated side access.

Council Tax

Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

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>

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.



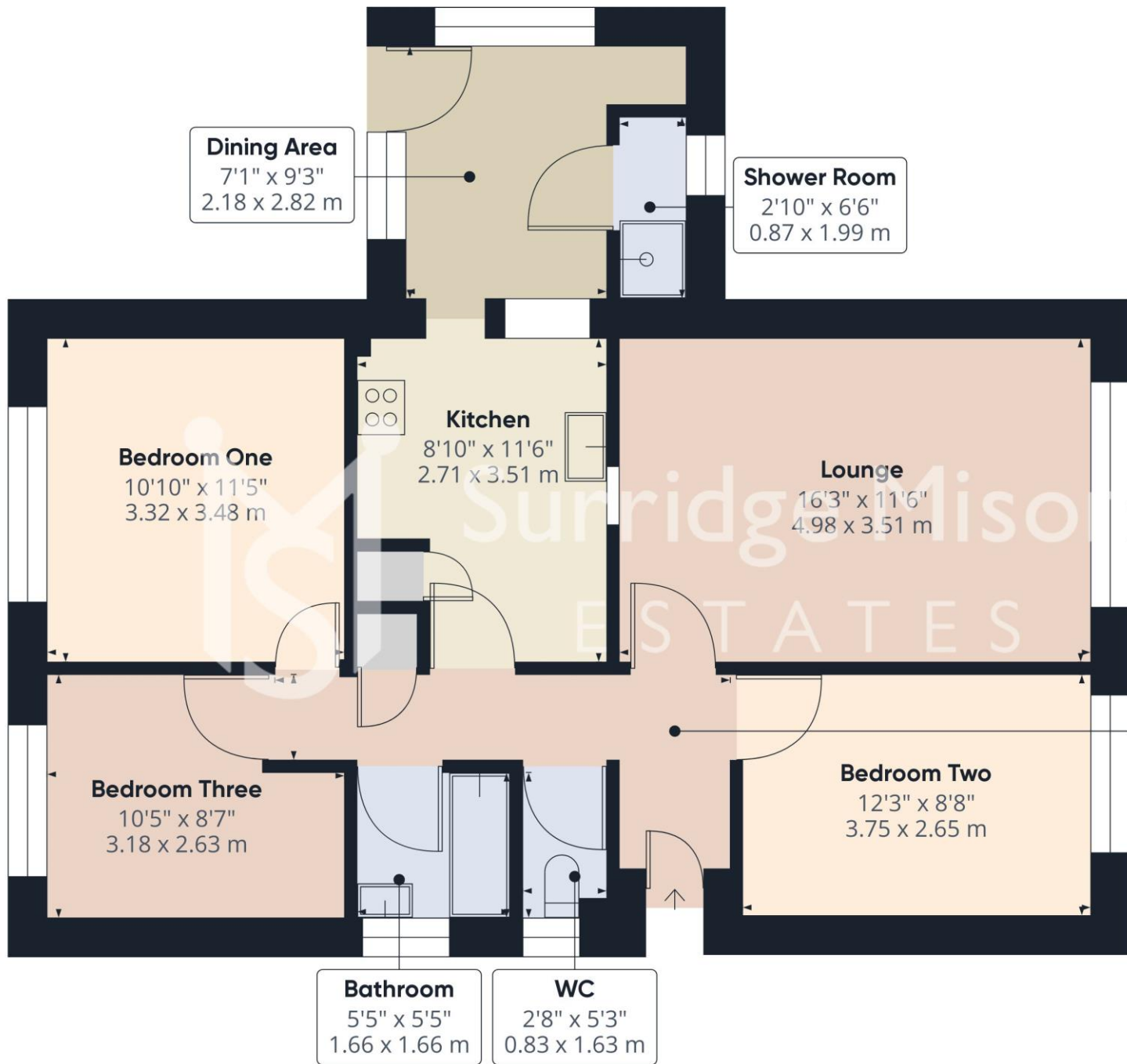
01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Approximate total area⁽¹⁾
809.45 ft²
75.2 m²

(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.

Calculations are based on RICS IPMS 3C standard.



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