

- Immaculately Presented
- Refurbished Throughout
- Private Rear Garden
- Spectacular Views
- Semi Detached Bungalow
- Gas Central Heating
- Spacious Living Room
- Walkable To Nearby Amenities
- Garden Summer Room
- Turn Key Property



Freehold  
**£280,000**

 2 BEDROOM

 1 RECEPTION

 1 BATHROOM

 GARAGE

Selmeston Road, Eastbourne

# Selmeston Road, Eastbourne

## DESCRIPTION

GUIDE PRICE £280,000 - £310,000 | 3D Virtual Tour | Far Reaching Views | Move In Ready | Spacious Lounge | GCH | Garden Room | Modern Kitchen & Bathroom | New Carpets | Built In Oven/Hob | Air Conditioning Unit | Vendor Suited Chain Free!

Situated in an elevated position, this property in Selmeston Road is a beautifully presented two-bedroom semi-detached bungalow offering modern living with stunning far-reaching views. Accessed via steps, the property is stylish throughout and ready to move straight into.

The interior features a sleek, well-appointed kitchen, a spacious and inviting living room, and two bedrooms. A particular highlight is the garden room, offering a versatile space to relax, work, or entertain.

The property benefits from a neatly maintained lawn and a patio garden, perfect for enjoying outdoor dining or soaking in the views. On-street parking is available for residents and visitors.

Conveniently located, the property is within close proximity of shops at Framfield Way and Eastbourne District General Hospital. Regular bus services provide access to Eastbourne town centre, the seafront, and train station, while the nearby A27 ensures excellent road connections to surrounding areas.

The home further benefits from gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout.

Contact us today to arrange a viewing of this exceptional home!





## Selmeston Road, Eastbourne

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Entrance Hall 3.73 x 2.65 (12'2" x 8'8")

Living Room 5.3 x 3.1 (17'4" x 10'2")

Kitchen 3.25 x 2.65 (10'7" x 8'8")

Bedroom One 3.96 x 3.1 (12'11" x 10'2")

Bedroom Two 2.37 x 2.65 (7'9" x 8'8" )

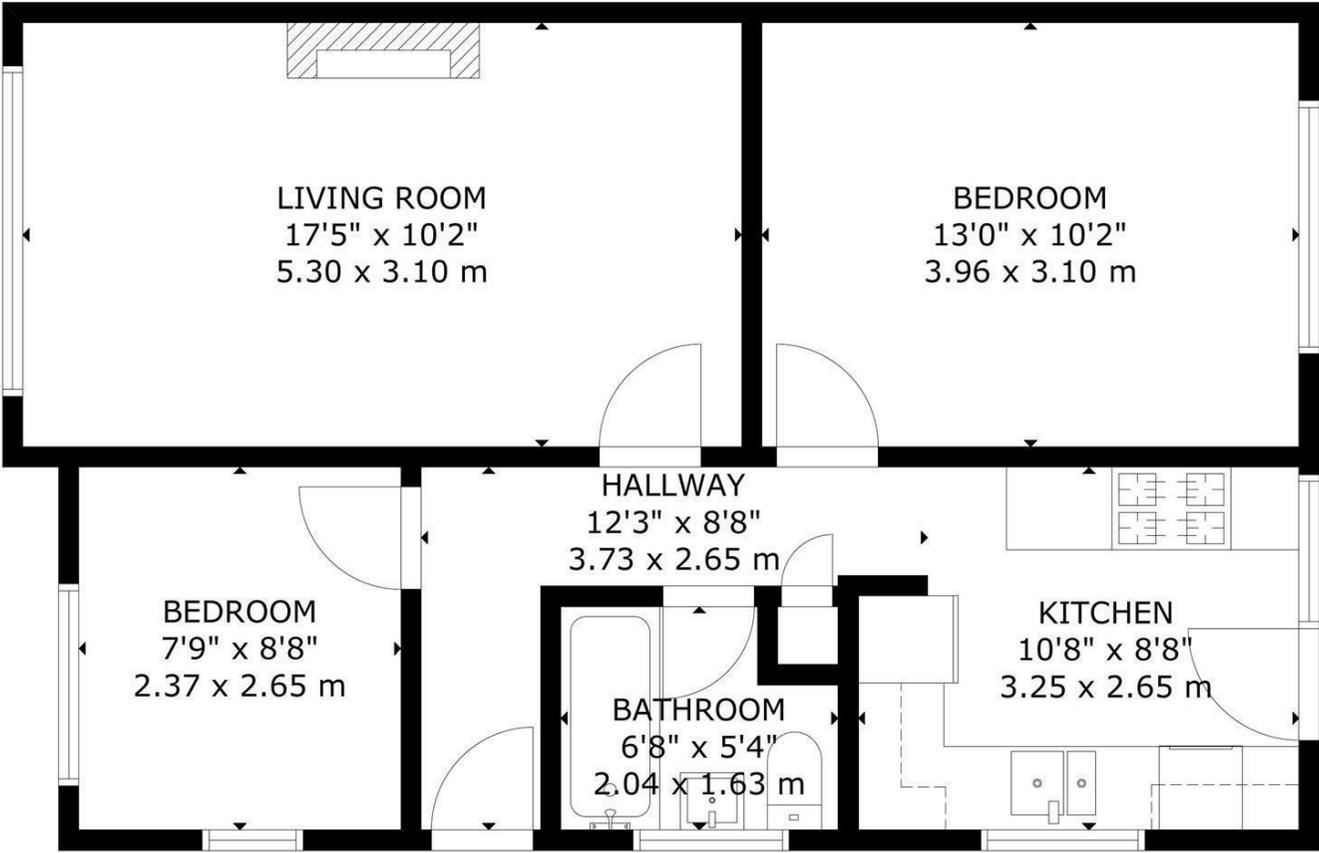
Bathroom 2.04 x 1.63 (6'8" x 5'4")

Garden Room

Front and Rear Garden



# Selmeston Road, Eastbourne



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROSS INTERNAL AREA  
 TOTAL: 54 m<sup>2</sup>/585 sq ft  
 FLOOR 1: 54 m<sup>2</sup>/585 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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