TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£300,000 - £320,000









40 Westfield Road, Eastbourne, BN21 2QU

Enjoying an elevated position with superb far-reaching views across Eastbourne, this three bedroom detached bungalow offers excellent potential for a buyer looking to create a home to their own taste. The property benefits from double glazing and gas central heating, requiring modernisation and improvement throughout, it provides a fantastic opportunity to add value and make the most of its enviable position. Outside, there are patio gardens to both the front and rear, with the rear offering an easily maintained outdoor space. A gated driveway extends along the length of the bungalow and leads to a detached single garage. Situated in the popular Rodmill area, adjacent to Old Town and Upperton, the property is exceptionally convenient for Eastbourne District General Hospital, local amenities and regular bus services. Offered for sale with VACANT POSSESSION and NO ONWARD CHAIN.

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Main Features

- Three Bedroom Detached Bungalow
- Stunning Elevated Views Across Eastbourne
- Excellent Scope For Modernisation
- Low Maintenance Patio Gardens
- Gated Driveway Extending Alongside Property
- Double Glazing & Gas Central Heating
- Detached Single Garage
- Popular Rodmill Location
- Close To Hospital, Amenities & Bus Routes
- Vacant Possession & Chain Free

Entrance
Front door to-

Hallway
Radiator. Loft access (not inspected).

Lounge
14'6 x 10'0 (4.42m x 3.05m)
Radiator. Electric fireplace. Double glazed window to front aspect.

Bedroom 1
13'4 x 10'0 (4.06m x 3.05m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Kitchen
13'6 x 8'0 (4.11m x 2.44m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Space and plumbing for washing machine. Radiator. Double glazed windows to side and rear aspect. Double glazed door to-

Rear Porch
Double glazed windows. Double glazed door to garden.

Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Storage cupboard. Frosted double glazed window.

Bedroom 2
8'10 x 7'8 (2.69m x 2.34m)
Radiator. Double glazed windows to front and side aspects.

Bedroom 3
8'8 x 7'8 (2.64m x 2.34m)
Radiator. Double glazed window to side aspect.

Outside
The rear garden is laid to patio with access to the-

Garage
Up and over door. Door to garden.

Parking
A driveway at the front of the property provides off road parking.

EPC = D

COUNCIL TAX BAND = C

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.