



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£310,000



## 128 Selmeston Road, Eastbourne, BN21 2TL

Conveniently located in Rodmill just yards from nearby shops, this 2-bedroom detached bungalow benefits from far reaching views over Eastbourne and towards the South Downs. The property is being offered CHAIN FREE and is in need of renovation. The property includes gas central heating, double glazing, driveway and a garage so ample parking is provided. Easy access to nearby bus routes and local schools is provided and the Eastbourne and District General Hospital is also within walking distance.

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## Main Features

- Detached Bungalow
- 2 Bedrooms
- Double Aspect Sitting Room
- Kitchen
- Conservatory
- Bathroom/WC
- Southerly Facing Patio  
Garden
- Driveway
- Garage
- CHAIN FREE

### Entrance

Door leading to-

### Entrance Porch

Door through to-

### Entrance Hallway

Radiator.

### Double Aspect Sitting Room

15'5 x 10'1 (4.70m x 3.07m)

Radiator. Gas fire. Carpet. Double glazed windows to front and side aspects with views towards the South Downs and across Eastbourne.

### Kitchen

13'10 x 8'5 (4.22m x 2.57m)

Sink and drainer with hot and cold taps. Space for washing machine, fridge freezer, oven and hob. Range of wall and base units. Vinyl flooring. Radiator. Double glazed windows to rear and side aspects.

### Conservatory

14'5 x 5'11 (4.39m x 1.80m)

Base units. Radiator. Vinyl flooring. Double glazed windows to rear and side aspects.

### Bedroom 1

18'3 x 7'9 (5.56m x 2.36m)

Radiator. Built in wardrobe. Carpet. Double glazed windows to front and side aspects.

### Bedroom 2

12'6 x 8'8 (3.81m x 2.64m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

### Bathroom/WC

Tiled bath with mixer tap, shower attachment and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Vinyl flooring. Storage cupboard. Double glazed window to side aspect.

### Outside

Patio Rear Garden: side gate and access to the rear of garage. Southerly facing.

### Parking

There is a driveway at the front of the property.

### Garage

Up and over door. Electric power and light.

Council Tax Band = D

EPC = 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.