



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£210,000 - £220,000



2 Bedroom



1 Reception



1 Bathroom



## 12 Viking Way, Eastbourne, BN23 6UE

\*\*\*GUIDE PRICE £210,000-£220,000\*\*\*

Forming part of the Kings Park development close to Eastbourne's marina, this semi-detached bungalow has two large double bedrooms, an open plan fitted kitchen, lounge with new double glazing overlooking the front garden, modern shower room. The Crumbles Shopping Complex and Sovereign Swimming Pool are also nearby whilst regular bus services run into Eastbourne Town Centre and Pevensey Bay. Early viewing is advised.

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## Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Kitchen
- Modern Shower Room/WC
- Wrap Around Garden
- Tandem Driveway
- Close to Local Shops and Bus Routes

## Entrance

Double glazed front door to-

## Double Glazed Porch

Space for tumble dryer. Double glazed windows. Inner door to-

## Lounge

14'1 x 13'10 (4.29m x 4.22m)

Carpet. Electric radiator. Double glazed window to front aspect.

## Kitchen

8'9 x 5'6 (2.67m x 1.68m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Four ring electric hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Double glazed window to rear aspect.

## Hallway

Carpet. Storage cupboard. Double glazed door to rear.

## Bedroom 1

11'4 x 10'2 (3.45m x 3.10m)

Carpet. Electric radiator. Double glazed window to front aspect.

## Bedroom 2

10'0 x 8'8 (3.05m x 2.64m)

Electric radiator. Carpet. Double glazed window to rear aspect.

## Shower Room/WC

Walk in shower cubicle with shower screen and wall mounted shower. Low level WC. Wall mounted wash hand basin with mixer tap and vanity cupboard under. Vinyl flooring. Fully tiled walls. Frosted double glazed window.

## Outside

There is a wrap around garden that is partly paved and partly decked.

## Parking

There is a tandem driveway. The fee for the driveway is £10 per annum.

## AGENTS NOTE:

There is a maintenance charge of £1299 per annum, paid quarterly.

EPC = E

COUNCIL TAX BAND = A