

20 Middleton Drive,
Eastbourne, BN23 6HD

Freehold

£425,000



3 Bedroom 1 Reception 1 Bathroom

TOWN PROPERTY

www.town-property.com info@town-property.com 01323 412200

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.

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Conveniently located on a level plot within Langney Point, this detached bungalow has three bedrooms and features a spacious sitting/dining room. Benefits include a fitted kitchen/breakfast room, double glazed conservatory with a bathroom/wc and further wc also included. The rear garden is laid to lawn and patio and offers a great deal of seclusion and the driveway to the front provides invaluable off street parking and leads to the single garage. Five Acres playing fields, shops in Beatty Road and regular buses into town can all be found close by and the picturesque seafront and exciting marina development are also within walking distance.

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Main Features

- Langney Point Detached Bungalow
- 3 Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Separate WC
- Bathroom/WC
- Double Glazing
- Lawn & Patio Rear Garden
- Off Street Parking Leading To Garage.

Entrance
Frosted double glazed door to -

Entrance Vestibule
Tiled floor. Frosted inner door to -

Entrance Hallway
Radiator. Coats cupboard. Store cupboard. Airing cupboard. Cupboard housing gas boiler. Loft access with retractable ladder (not inspected).

Sitting/Dining Room
Radiator. Fireplace with surround and mantel above with inset electric fire. Carpet. Double glazed sliding doors to rear aspect.

Kitchen/Breakfast Room
Range of units comprising bowl and a half with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated dishwasher and refrigerator. Plumbing and space for washing machine. Range of wall mounted units and extractor. Double glazed door to side aspect. Radiator. Double glazed window to front aspect.

Double Glazed Conservatory
Wall mounted electric heater. Tiled floor. Double glazed windows to rear aspect. Double glazed sliding doors to rear.

Bedroom 1
Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 2
Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 3/Study
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with wall mounted shower. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Part tiled walls. Frosted double glazed window.

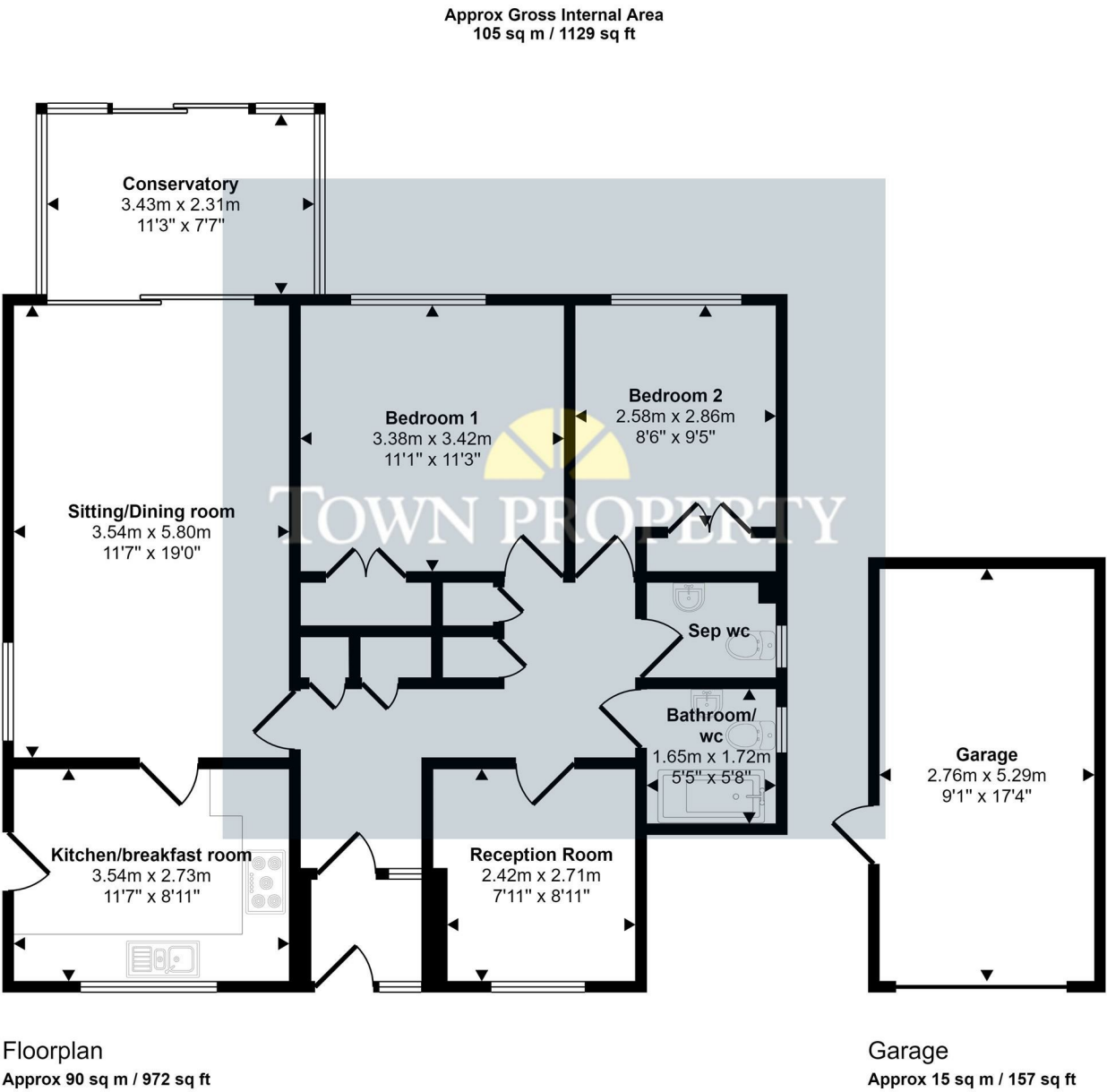
Separate WC
Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

Outside
There are lawned front and rear gardens.

Parking
A driveway provides off street parking and leads to the single garage.

Council Tax Band = D.

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.