Freehold



3 Bedroom



1 Reception



1 Bathroom

£320,000



## 159 Wordsworth Drive, Eastbourne, BN23 7SR

An extremely spacious and well proportioned 3 bedroom detached bungalow situated on the popular Poets Estate. Being sold CHAIN FREE the bungalow is set in lawned gardens that provide a high level of seclusion and access to the garage. Though in need of some updating the bungalow is well presented and benefits from three double bedrooms, a spacious lounge/dining room, fitted kitchen and a bathroom with separate cloakroom. There is plenty of opportunity for extension, conservatory, porch given the size of the plot and gardens. The bungalow features gated off road parking for a number of vehicles to the rear. Langney Shopping Centre is nearby and the bungalow is on a bus route. An internal inspection comes highly recommended.

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Main Features

**Entrance** 

Door with frosted glass to-

· Detached Bungalow

Porch

· 3 Double Bedrooms

Tiled flooring. Door to garage and door to-

· Lounge/Dining Room

· Bathroom & Separate

Hallway

Radiator. Wood effect flooring. Coved ceiling. Loft access (not inspected).

Kitchen

Cupboard housing gas boiler.

Lounge/Dining Room 21'2 x 11'1 (6.45m x 3.38m)

Cloakroom

Wood effect flooring. Coved ceiling. Feature fireplace. Double glazed window.

· Secluded Lawned Rear Garden

Kitchen

11'11 x 7'8 (3.63m x 2.34m)

Driveway & Garage

 Double Glazing & Gas Central **Heating Throughout** 

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Built in electric hob with electric oven under and extractor over. Space and plumbing for washing machine. Part tiled walls.

Radiator. Double glazed window. Door to garden.

CHAIN FREE

Bedroom 1

13'2 x 11'0 (4.01m x 3.35m)

Radiator. Coved ceiling. Wood effect flooring. Double glazed window.

Bedroom 2

10'10 x 9'9 (3.30m x 2.97m)

Radiator. Coved ceiling. Wood effect flooring. Double glazed window.

Bedroom 3

11'0 x 7'6 (3.35m x 2.29m)

Radiator. Wood effect flooring. Coved ceiling. Double glazed window.

Coloured suite comprising of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Cloakroom

Low level WC. Frosted window.

Outside

The rear garden provides a high level of seclusion, it is mainly laid to lawn and there is a sizeable patio with gated rear access providing access to the-

**Garage** 

Up and over door.

EPC = D

COUNCIL TAX BAND = 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.