



TOWN PROPERTY



☎ 01323 412200

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.

159 Wordsworth Drive,
Eastbourne, BN23 7SR

£320,000

Main Features

- Detached Bungalow
- 3 Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom & Separate Cloakroom
- Secluded Lawned Rear Garden
- Driveway & Garage
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Door with frosted glass to-

Porch

Tiled flooring. Door to garage and door to-

Hallway

Radiator. Wood effect flooring. Coved ceiling. Loft access (not inspected). Cupboard housing gas boiler.

Lounge/Dining Room

21'2 x 11'1 (6.45m x 3.38m)

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

Kitchen

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

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.

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.

Bathroom

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