



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£325,000



131 Tolkien Road, Eastbourne, BN23 7AQ

Set in the peaceful and sought after Springfield Farm development, this beautifully presented semi detached bungalow offers stylish single level living with a modern finish. The property features two spacious bedrooms, a newly fitted contemporary shower room with separate WC and tasteful décor throughout. A welcoming lawned front garden and a tandem driveway providing parking for two vehicles enhance the home's curb appeal. To the rear, a charming South Easterly facing garden provides a sunny, private retreat, perfect for outdoor relaxation or entertaining. An added bonus is the versatile outbuilding, fully boarded and double glazed with power and lighting, currently used as a home gym. Quietly positioned yet conveniently located for nearby amenities, this is a fantastic opportunity to enjoy comfortable, low maintenance living in a desirable residential setting.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room
- Separate WC
- South Easterly Facing Rear Garden
- Tandem Driveway
- Close to Local Shops, Schools and Transport Links

Entrance

Double glazed front door to-

Hallway

'L' shaped hallway. Airing cupboard. Storage cupboard. Loft access (not inspected).

Lounge/Dining Room

17'0 x 10'10 (5.18m x 3.30m)

Radiator. Double glazed window to rear aspect. Double glazed door to garden.

Kitchen

9'6 x 8'10 (2.90m x 2.69m)

'L' Shaped kitchen. Fitted range of wall and base units, worktops with inset single drainer sink unit and mixer tap. 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. Double glazed door to side.

Bedroom 1

13'9 x 10'8 (4.19m x 3.25m)

Radiator. Fitted mirrored wardrobes. Double glazed window to front aspect.

Bedroom 2

9'7 x 8'11 (2.92m x 2.72m)

Radiator. Double glazed window to front aspect.

Shower Room

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit under. Radiator. Extractor fan. Frosted double glazed window.

WC

Low level WC. Wash hand basin with mixer tap and vanity unit below. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with an area of patio and decking. There is an outbuilding with light and power.

Parking

There is a tandem driveway to the side of the property.

COUNCIL TAX BAND = C

EPC = D