

18 Durrell Close, Eastbourne, BN23 7AN

Freehold
Guide Price
£400,000 - £420,000



3 Bedroom 1 Reception 1 Bathroom



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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.



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A well presented three bedroom detached bungalow occupying this sizeable plot on the popular Springfield Farm Development. Being offered CHAIN FREE the bungalow provides spacious, well proportioned accommodation comprising of a 18'2 x 10'8 lounge opening onto a wonderful double glazed conservatory, refitted bathroom and kitchen, double glazing and gas central heating. The secluded rear gardens are mainly laid to lawn with mature trees and shrubs and the driveway which leads to the garage provides off road parking for several vehicles. Langney Shopping Centre and the Marina Development are both within a mile respectively. An internal inspection comes very highly recommended.

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Main Features

- Detached Bungalow
- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Secluded Rear Garden
- Driveway
- Garage
- CHAIN FREE

Entrance

uPVC double glazed entrance porch with light and further door to-

Entrance Hallway

Radiator. Coved ceiling. Wall lights. Airing cupboard housing hot water cylinder. Loft hatch (not inspected).

Lounge

18'2 x 10'8 (5.54m x 3.25m)

Coved ceiling. Wall lights. TV point. Radiator. Brick built fireplace with inset coal effect fire. Patio doors to-

Conservatory

12'5 x 10' (3.78m x 3.05m)

Power. uPVC double glazed windows and door to garden.

Fitted Kitchen

11'1 x 8'6 (3.38m x 2.59m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point with extractor cooker hood. Space for upright fridge freezer. Plumbing and space for washing machine. Part tiled walls. Two larder cupboards with fixed shelving. Double glazed window to rear. Door to second porch with light and door to the garden.

Bedroom 1

12'6 x 10'8 (3.81m x 3.25m)

Range of fitted wardrobes. Coved ceiling. Radiator. Double glazed window to front aspect.

Bedroom 2

11'2 x 10' excluding door recess (3.40m x 3.05m excluding door recess)

Coved ceiling. Dado rail. Fitted wardrobes. Radiator. Double glazed window.

Bedroom 3 (Currently used as a Dining Room)

9' x 8;1 (2.74m x 2.44m;0.30m)

Radiator. Coved ceiling. Double glazed window.

Modern Bathroom/WC

White suite comprising of panelled bath with shower over. Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Part tiled walls. Radiator. Wall mounted Dimplex heater. Frosted double glazed window.

Outside

The rear garden is a large plot that offers a high level of seclusion. Mainly laid to lawn there are mature trees and shrubs with an area of patio and gated side access.

To the front there are further lawned gardens and a driveway providing off road parking for several vehicles and leading to the garage with its up and over door.

Council Tax Band = D

EPC = E