



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£350,000



27 Pococks Road, Eastbourne, BN21 2RP

Enviably located in Rodmill, this lovely extended bungalow has two bedrooms and boasts a spacious sitting/dining room enjoying a pleasant aspect over the front garden. The stylish conservatory/garden room also provides access to the useful utility room which has been created from a partial garage conversion. There is a modern shower room and a separate wc whilst double glazing and gas fired central heating extend throughout. The secluded and mature rear garden is well stocked with plants, eucalyptus trees and an Indian sandstone patio where you can also indulge in distant views. Nearby shops in Framfield Way, bus links into town and the Eastbourne and District General Hospital can all be found within close walking distance.



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info@town-property.com

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Eastbourne, BN21 2RP

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Main Features

- Extended Semi Detached Bungalow
- 2 Bedrooms
- Sitting/Dining Room
- Kitchen
- Conservatory/Garden Room
- Utility Room
- Shower Room & Separate WC
- Attractive Rear Garden
- Driveway
- Remaining Garage

Entrance

Frosted double glazed door to-

Lobby

Wood laminate flooring. Double glazed door to-

Hallway

Radiator. Airing cupboard. Meter/store cupboard. Access to loft (not inspected).

Sitting Room Area

21'3 x 19'9 (6.48m x 6.02m)

Radiator. Carpet. Fireplace surround with mantel above. Double glazed window to front aspect.

Dining Room Area

21'3 x 19'9 (6.48m x 6.02m)

Radiator. Carpet. Double glazed window to front and side aspect.

Kitchen

9'6 x 8'7 (2.90m x 2.62m)

Range of units comprising of bowl and half single drainer sink unit and mixer tap and part tiled walls, surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Range of wall mounted units. Concealed wall mounted gas boiler. Double glazed window to side aspect.

Double Glazed Conservatory/Garden Room

15'10 x 8'3 (4.83m x 2.51m)

Wood laminate flooring. Double glazed window to rear aspect. Double glazed doors to front and rear aspects. Door to-

Utility Room

8'0 x 7'5 (2.44m x 2.26m)

Butlers sinks and adjacent worksurfaces with cupboards and drawers under. Space and plumbing for washing machine and tumble dryer. Double glazed window to rear aspect.

Bedroom 1

14'9 x 10'10 (4.50m x 3.30m)

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

Bedroom 2

9'11x 8'11 (3.02mx 2.72m)

Radiator. Carpet. Fitted wardrobe. Double glazed window to front aspect.

Shower Room

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Shaver point. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

There is an attractive front garden stocked with flowers and the secluded rear garden features an Indian sandstone patio area and planted trees, flowers and shrubs.

Parking

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

Remaining Garage

8'97 x 8'36 (2.44m x 2.44m)

Up and over door. Light and power.

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.