



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£260,000



132 Priory Road, Eastbourne, BN23 7AP

A chain free two bedroom semi-detached bungalow providing well proportioned accommodation. Enviably situated in Langney the bungalow benefits from two double bedrooms, a spacious lounge to the rear with access onto the conservatory, a refitted cloakroom and shower room. The rear garden is laid to lawn and there is a garage to the rear. The bungalow is on a bus route and Langney Shopping Centre and the Crumbles retail park are also nearby. An internal inspection comes highly recommended.



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Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Kitchen
- Lounge
- Conservatory
- Shower Room
- Separate Cloakroom
- Lawn & Patio Rear Garden
- Garage
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Two built in cupboards. Loft access (not inspected).

Kitchen

9'5 x 6'4 (2.87m x 1.93m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink and mixer tap. Four ring gas hob and eye level electric oven. Space for upright fridge freezer. Wall mounted gas boiler. Part tiled walls. Double glazed window to rear aspect. Double glazed door to garden.

Lounge

16'6 x 10'8 (5.03m x 3.25m)

Radiator. Coved ceiling. Double glazed window. Double glazed door to-

Conservatory

9'6 x 6'7 (2.90m x 2.01m)

Brick built with radiator. Double glazed windows. Double glazed patio doors to garden.

Bedroom 1

13'5 x 8'10 (4.09m x 2.69m)

Radiator. Fitted wardrobe. Coved ceiling. Double glazed window to front aspect.

Bedroom 2

9'9 x 8'8 (2.97m x 2.64m)

Radiator. Coved ceiling. Double glazed window to front aspect.

Shower Room

Shower cubicle. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Tiled flooring. Frosted double glazed window.

Cloakroom

Low level WC. Radiator. Frosted double glazed window.

Outside

The enclosed rear garden is laid to patio and lawn with mature trees, a shed and gated rear and side access. There is also access to the-

Garage

Up and over door.

COUNCIL TAX BAND = C