TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£295,000

101 Tolkien Road, Eastbourne BN23 7AQ

A two bedroom semi detached bungalow ideally positioned within the ever popular Springfield Farm development, backing directly onto open fields and farmland, offering a peaceful outlook. The property is offered vacant and chain free, with accommodation comprising a comfortable lounge, fitted kitchen, two bedrooms, a shower room and a separate WC. Further benefits include a private driveway and garage, as well as a quiet residential setting well regarded for its collection of bungalows. The property is currently undergoing improvement works to the shower room and lounge, with additional photos to follow shortly. Early viewings are available and recommended to appreciate the potential and location on offer.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Kitchen
- Lounge
- Cloakroom
- Shower Room
- Lawned Rear Garden
- Driveway
- Garage
- CHAIN FREE

Entrance
Double glazed door to-

Hallway
Radiator. Two cupboards. Loft access (not inspected).

Kitchen
9'8 x 6'9 (2.95m x 2.06m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Double glazed window to rear aspect. Double glazed door to side.

Lounge
17'2 x 10'9 (5.23m x 3.28m)
Radiator. Double glazed window to rear. Double glazed patio doors to garden.

Bedroom 1
13'7 x 10'10 (4.14m x 3.30m)
Radiator. Double glazed window to front aspect.

Bedroom 2
9'7 x 9'0 (2.92m x 2.74m)
Radiator. Double glazed window to front aspect.

Shower Room
The shower room is currently being installed by the vendor. We have been advised it will feature a shower cubicle. Wash hand basin. Radiator. Extractor fan and Double glazed window to side aspect.

Cloakroom
Low level WC. Frosted double glazed window.

Outside
The front garden is laid to lawn.
The rear garden is also laid to lawn, backs onto open fields and provides access to the-

Garage
Up and over door.

Parking
A driveway to the side of the property provides off road parking.

COUNCIL TAX BAND = C

EPC = C

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.