TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£475,000



17 Downs Road, Eastbourne, BN22 0JJ

Occupying an enviable corner position along the prestigious Downs Road in Willingdon, this beautifully situated detached bungalow offers spacious and versatile accommodation, complemented by delightful established gardens, a double garage and generous off road parking. Thoughtfully extended, the property enjoys a highly desirable residential setting and is offered to the market CHAIN FREE. The well proportioned accommodation includes an impressive L-shaped living room, providing an elegant space for both relaxation and entertaining, together with a generous kitchen/breakfast room. Two substantial double bedrooms offer flexibility, with the second currently arranged as a dining room and enjoying direct access to a charming brick built conservatory. A spacious bathroom, featuring both a bath and separate shower enclosure, completes the accommodation. The beautifully established gardens are a particular highlight, extending around the front, side and rear of the property. Predominantly laid to lawn, they feature mature shrubs, well stocked flower borders and attractive patio areas, creating a wonderfully private and picturesque setting. A substantial double garage and a driveway that provides off road parking further enhance the property's appeal. Further benefits include gas central heating and double glazing. Situated within one of Willingdon's most sought after residential locations, Downs Road offers convenient access to the local shopping facilities at Freshwater Square, whilst nearby bus services provide excellent connections to Eastbourne town centre. Available with no onward chain, this appealing bungalow presents an exceptional opportunity to acquire a generously proportioned home in a highly regarded location. Early viewing is strongly recommended.

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Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Bathroom/WC
- Lawned Wrap Around Gardens
- Driveway
- Double Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Double glazed windows. Inner door to-

Hallway
Radiator.

Lounge
18'5 x 18'4 (5.61m x 5.59m)
Radiator. Feature fireplace with inset gas fire. Double glazed window to side aspect. Double glazed bay window to front aspect.

Kitchen
14'6 x 14'4 (4.42m x 4.37m)
Range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Cupboard housing boiler. Space and plumbing for appliances. Radiator. Loft access (not inspected). Double glazed windows to rear and side aspects. Double glazed door to rear porch.

Rear Porch
Double glazed windows. Double glazed doors to front and rear aspect.

Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Cupboard. Two frosted double glazed windows.

Bedroom 2
12'10 x 11'11 (3.91m x 3.63m)
Currently used as a dining room. Radiator. Two double glazed windows to rear aspect. Door to-

Conservatory
19'2 x 7'2 (5.84m x 2.18m)
Two wall mounted heaters. Double glazed windows. Double glazed doors to garden.

Bedroom 1
13'10 x 11'8 (4.22m x 3.56m)
Radiator. Double glazed window to front aspect.

Outside
The wrap around gardens are mainly laid to lawn with a variety of shrubs, trees and plants.

Parking
A driveway provides off road parking and access to the-

Double Garage
Light and power. Up and over door.

COUNCIL TAX BAND = D

EPC = D

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.