Freehold

2 Bedroom 1/3 Reception 4 1 Bathroom Offers in Excess of £200,000



17 Rockall Avenue, Eastbourne, BN23 6UD

Being sold CHAIN FREE, this extended detached bungalow forms part of the exclusive private Kings Park development which is approached via secure electric gates. Having two bedrooms and two conservatories, there is a spacious sitting/dining room, a fitted kitchen and a large entrance porch. A wet room/wc is also included. The bungalow has surrounding gardens and residents parking is provided on a first come first serve basis. The exciting marina development and The Crumbles shopping complex are just yards away whilst Pevensey bay Village and the stunning beaches are also close by.

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Offers in Excess of £200,000

Main Features

Entrance

Double glazed double door to-

· Detached Bungalow

Large Front Porch

· 2 Double Bedrooms

Double glazed windows. Inner door to-

· Sitting Room

Hallway

Airing cupboard. Carpet. Wall mounted electric heater.

Kitchen

Sitting Room

14'4 x 13'0 (4.37m x 3.96m)

• Side & Rear Conservatory

Carpet. Wall mounted electric radiator. Airing cupboard. Double glazed window to rear aspect.

Wet Room/WC

Kitchen

· Close to Local Shops,

9'7 x 5'4 (2.92m x 1.63m)

Schools and Transport Links

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboard and drawers under. Space for electric cooker. Space and plumbing for washing machine. Range of wall mounted units. Extractor.

Recessed spaced for fridge freezer. Double glazed window to front aspect.

Exciting Marina

Rear Conservatory

Development & The

13'0 x 7'5 (3.96m x 2.26m)

Crumbles Shopping

Double glazed windows to rear and side aspect. Double glazed door to rear.

Complex Nearby

CHAIN FREE

Side Conservatory

13'1 x 6'9 (3.99m x 2.06m)

Double glazed windows to rear and side aspect. Double glazed door to rear.

Bedroom 1

9'11 x 9'7 (3.02m x 2.92m)

Carpet. Wall mounted electric heater. Double glazed window.

Bedroom 2

9'9 x 9'4 (2.97m x 2.84m)

Carpet. Wall mounted electric heater. Double glazed window to front aspect.

Wet Room/WC

Walk in shower with seat. Wall mounted shower. Wall mounted wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Outside

Lawned gardens surround the bungalow.

Parking

Residents parking exists on a first come first serve basis.

AGENTS NOTE:

There in an annual management charge here of £1540 per annum.

COUNCIL TAX BAND = A

EPC = E

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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.