



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£350,000



77 Gorringe Valley Road, Eastbourne, BN20 9SR

A CHAIN FREE semi detached chalet style bungalow that benefits from glorious views of the South Downs from the rear. Enviable situated in Willingdon within easy walking distance of local shops, the property provides versatile living accommodation arranged over the two floors. The ground floor comprises of a lounge, fitted kitchen, separate dining room, double aspect third bedroom, refitted bathroom and conservatory. The staircase from the dining room leads to two further bedrooms, with one having an en-suite cloakroom. The sizeable rear gardens are mainly laid to lawn and there is off road parking to the front. Polegate high street with its mainline railway station is just over a mile away.

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Main Features

- Semi Detached Bungalow
- 3 Bedrooms
- Lounge
- Kitchen
- Dining Room
- Conservatory
- Ground Floor Bath & Shower Room/WC & En-Suite WC
- Garden
- Off Road Parking
- CHAIN FREE

Entrance

Private entrance door to-

Entrance Hallway

Radiator. Wood effect flooring. Built in cupboard.

Lounge

13'10 x 11'7 (4.22m x 3.53m)

Coved ceiling. Wood effect flooring. Radiator. Wall mounted coal effect fire. Double glazed leaded light window to front aspect.

Double Aspect Ground Floor Bedroom 3

9'5 x 7'6 (2.87m x 2.29m)

Radiator. Wood effect flooring. Double glazed leaded light windows to front and side aspects.

Ground Floor Bath & Shower Room/WC

Refitted white suite comprising of panelled bath with mixer tap and shower attachment. Shower cubicle. Vanity unit with inset wash hand basin with cupboards below. Low level WC with concealed cistern. Part tiled walls. Tiled flooring. Chrome heated towel rail. Frosted double glazed leaded light window.

Double Aspect Fitted Kitchen

11'9 x 8'7 (3.58m x 2.62m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit. Cooker point with extractor cooker hood. Space for upright fridge freezer. Tiled flooring. Cupboard housing gas boiler. Double glazed leaded light windows to rear and side aspects. Doorway to dining room and further door to conservatory.

Dining Room

11'6 x 7'11 (3.51m x 2.41m)

Wood effect flooring. Dado rail. Radiator. Stairs to first floor.

Conservatory

10'1 x 6'11 (3.07m x 2.11m)

Double glazed window and doors to rear garden.

Stairs from Ground to First Floor Landing:

Dado rail.

Bedroom 1

12'2 x 12'1 (3.71m x 3.68m)

Radiator. Wood effect flooring. Extensive range of fitted wardrobes. Double glazed leaded light window with glorious views towards the South Downs. Door to-

En-Suite Cloakroom

Low level WC. Wash hand basin.

Bedroom 2

8'10 x 7'4 (2.69m x 2.24m)

Wood effect flooring. Leaded light skylight. Door to large eaves storage cupboard.

Outside

The rear garden provides a high level of seclusion and is mainly laid to lawn. There are mature trees and shrubs, an area of patio, two sheds and gated side access.

EPC = D

Council Tax Band = D