TOWN PROPERTY

01323 412200

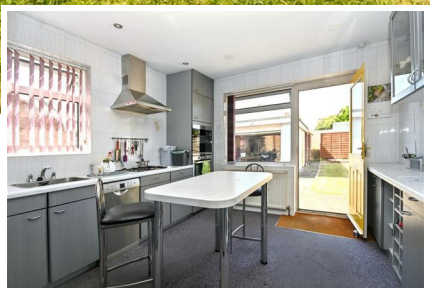
Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£310,000









23 Dene Drive, Eastbourne, BN22 0EU

GUIDE PRICE £310,000 TO £330,000
A chain free two bedroom semi detached bungalow with tandem length garage in the highly sought after West Hampden Park area of Eastbourne. Providing well proportioned accommodation the bungalow benefits from two double bedrooms both arranged to the front, a fitted kitchen, a lounge with direct access to the garden, a shower room with separate cloakroom, double glazing and gas central heating. The area is well served with nearby shops, bus services and the picturesque Hampden Park. An internal inspection comes highly recommended.

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Freehold

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£310,000

Main Features

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

Entrance
Front door to-

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

Bedroom 1
13'1 x 9'1 (3.99m x 2.77m)
Radiator. Fitted wardrobes with sliding doors. Double glazed window to front aspect.

Lounge
16'6 x 10'9 (5.03m x 3.28m)
Radiator. Feature fireplace. Coved ceiling. Door to garden. Double glazed window to rear aspect.

Kitchen/Breakfast Room
12'1 x 10'8 (3.68m x 3.25m)
Fitted range of wall and base units, surrounding worktop with inset sink unit and mixer tap. Built in gas hob with extractor above. Electric oven and microwave. Integrated fridge freezer. Space and plumbing for dishwasher. Radiator. Double aspect room with double glazed windows to rear and side aspect.

Shower Room
Shower cubicle. Pedestal wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls. Frosted double glazed window.

Cloakroom
Low level WC. Fully tiled walls Frosted double glazed window.

Bedroom 2
11'0 x 9'1 (3.35m x 2.77m)
Radiator. Double glazed window to front aspect.

Outside
The rear garden provides a high level of seclusion and is mainly laid to lawn with large area of patio and gated side access. There is access to the-

Garage
Light and power.

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

COUNCIL TAX BAND = C

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.