TOWN PROPERTY

01323 412200

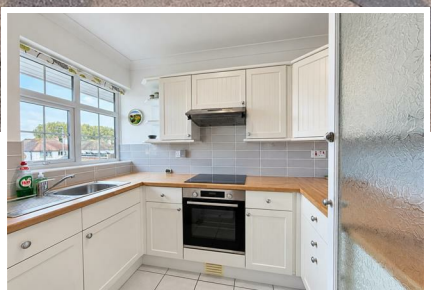
Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£350,000









6 Kings Close, Eastbourne, BN21 2NZ

An immaculately presented two double bedroom bungalow, enjoying a peaceful position within a quiet Cul-de-sac just off Kings Drive. Freshly decorated throughout and offered in pristine condition, this superb home features a spacious dual-aspect lounge/dining room with patio doors opening onto the rear garden, a fitted kitchen and a newly installed contemporary shower room. Both double bedrooms benefit from built-in wardrobes, while the generous entrance hallway provides excellent storage together with a useful separate utility cupboard. Outside, the property enjoys an attractive, low-maintenance rear garden, ideal for relaxing without the upkeep of extensive lawns. To the front is a private driveway providing off-road parking, together with a garage featuring an electric roller door and direct access to the rear garden. Situated in a particularly peaceful and convenient residential setting, this beautifully maintained bungalow is offered CHAIN FREE and ready for immediate occupation.

www.town-property.com info@town-property.com

Freehold

6 Kings Close, Eastbourne, BN21 2NZ

£350,000

Main Features

- Immaculate CHAIN FREE Bungalow
- Two Double Bedrooms
- Spacious Dual Aspect Lounge/Dining Room
- Newly Fitted Contemporary Shower Room
- Both Bedrooms With Built In Wardrobes
- Separate Utility Cupboard
- Low Maintenance Rear Garden
- Driveway & Garage With Electric Door
- Peaceful Cul-De-Sac Location
- Freshly Decorated Throughout

Entrance
UPVC front door to-

Entrance Porch
Inner door to-

Hallway
Radiator. Two storage cupboards. Additional utility cupboard with space and plumbing for a washing machine. Loft access (not inspected). Double glazed window to front aspect.

Kitchen
8'10 x 6'4 (2.69m x 1.93m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor above. Integrated fridge and dishwasher. Radiator. Double glazed window to front aspect.

Lounge/Dining Room
31'4 x 11'1 (9.55m x 3.38m)
Two radiators. Dual aspect room with double glazed windows to front and rear aspects and a double glazed single door.

Bedroom 1
12'7 x 9'10 (3.84m x 3.00m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'7 x 9'5 (3.23m x 2.87m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Shower Room/WC
Walk in shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to front aspect.

Outside
Front Garden:
There is a paved pathway leading to the front door with stoned areas.
Rear Garden:
A patio area adjoining the bungalow with raised planted borders to the rear of the garden. Door to garage.

Parking
A driveway to the front provides off road parking for one car.

Garage
15'9 x 7'11 (4.80m x 2.41m)
Electric up and over style door. Light and power. Walkway with a double glazed door leading into the rear garden.

COUNCIL TAX BAND = 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.