



# TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

## £450,000



## 28 Combe Rise, Eastbourne, BN20 9LN

Situated in the highly sought after Combe Rise, Willingdon, this immaculately presented and spacious bungalow offers beautifully maintained accommodation ideal for families and couples alike. The property boasts a stunning, modernised kitchen fitted with integrated appliances, which opens seamlessly into a large conservatory, creating a bright and sociable living space. The conservatory opens directly onto the beautifully secluded rear garden, which benefits from uninterrupted views across the South Downs, perfect for both relaxation and entertaining. Further advantages include the property's convenient location close to local shops and amenities, combining peaceful surroundings with everyday practicality.

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## Main Features

- Detached Bungalow
- 2 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazed Conservatory
- Lawn & Patio Rear Garden
- Driveway
- Garage
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Radiator. Doors leading to all rooms.

## Lounge

Radiator. Feature fireplace. Double glazed french doors to conservatory.

## Kitchen/Dining Room

Fitted range of modern base and wall units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Inset induction hob with extractor over. Integrated eye level microwave. Eye level double electric oven. Integrated fridge freezer, dishwasher and washing machine. Radiator. Double glazed windows to side and rear. Double glazed door to-

## Conservatory

Radiator. Tinted glass roof. Double glazed windows to three sides. Double glazed door to side. Double glazed doors to rear.

## Bedroom 1

Radiator. Built in wardrobe. Double glazed window to front aspect.

## Bedroom 2

Radiator. Double glazed window to side aspect.

## Bathroom/WC

White suite comprising of bath with shower over. Low level WC with cistern concealed in unit. Wash hand basin with mixer tap set in vanity unit. Airing cupboard. Fully tiled. Double glazed window to front aspect.

## Outside

The rear garden is laid to lawn and patio with a shed, greenhouse and uninterrupted views of the South Downs.

## Parking

A block paved driveway provides off road parking.

## Garage

Up and over door. Door to garden.

**COUNCIL TAX BAND = D**