



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£325,000



101 Gainsborough Crescent, Eastbourne, BN23 7NL

Occupying a generous corner plot, this well presented detached bungalow offers spacious and comfortable living in a highly convenient Langney location. The property features a bright full width lounge/dining room to the rear, opening into a substantial brick built conservatory with a striking sky lantern which overlooks the south facing rear garden. A newly fitted kitchen and recently installed gas boiler add to the home's modern appeal, while double glazing is fitted throughout. The accommodation comprises two well proportioned bedrooms, both benefiting from built-in wardrobes, alongside a well appointed bathroom. Externally, the property offers a driveway providing off road parking for several vehicles, a garage and a private rear garden enjoying a sunny aspect. Ideally situated close to Langney Shopping Centre, Eastbourne Harbour, local bus routes and well regarded schools, this is an excellent opportunity to acquire a detached home in a popular and accessible area.



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Main Features

- Detached Bungalow on Corner Plot
- 2 Bedrooms
- Lounge/Dining Room
- Conservatory
- Bathroom/WC
- South Facing Patio Rear Garden
- Driveway
- Garage
- Double Glazing & Gas Central Heating Throughout

Entrance

Double glazed front door to-

Hallway

L shaped hallway. Radiator. Two cupboards.

Lounge/Dining Room

19'11 x 12'5 (6.07m x 3.78m)

Two radiators. Double glazed sliding doors to-

Conservatory

14'5 x 9'7 (4.39m x 2.92m)

UPVC and brick construction. Double glazed windows. Sky lantern. Double glazed doors to garden.

Kitchen

8'7 x 6'11 (2.62m x 2.11m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to side aspect.

Bedroom 1

12'9 x 9'5 (3.89m x 2.87m)

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

Bedroom 2

9'9 x 8'10 (2.97m x 2.69m)

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

Bathroom/WC

Panelled bath with mixer tap and shower over. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to stone with a planted borders for privacy and a door to the-

Garage

Up and over door. Light and power. Door to garden.

Parking

A driveway provides off road parking for multiple cars.

EPC = D

COUNCIL TAX BAND = D