



TOWN PROPERTY



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Freehold

 3 Bedroom  1 Reception  1 Bathroom

£385,000



## 2 Rotunda Road, Eastbourne, BN23 6LE

An incredibly unique and attractive three bedroom detached bungalow situated in St Anthony's. Being sold chain free the bungalow is enviably located for nearby shops and provides versatile accommodation comprising of a refitted kitchen, bathroom with separate cloakroom, a spacious lounge, double glazing and gas central heating. The enclosed rear garden is laid to patio and provides a high level of seclusion. An internal inspection comes highly recommended.

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## Main Features

- Detached Bungalow
- 3 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Cloakroom
- Secluded Rear Garden
- Double Glazing & Gas Central Heating
- CHAIN FREE

## Entrance

Door to-

## Hallway

Radiator. Inset spotlights. Dado rail. Loft access (not inspected).

## Bedroom 2

9'6 x 6'11 (2.90m x 2.11m)

Radiator. Coved ceiling. Double glazed window.

## Lounge

14'1 x 12'1 (4.29m x 3.68m)

Radiator. Coved ceiling. Dado rail. Brick built fireplace. Double glazed window. Double glazed door to front garden.

## Bedroom 3 (Currently Used As A Dining Room)

11'1 x 9'9 (3.38m x 2.97m)

Radiator. Dado rail. Double glazed window to front aspect.

## Bedroom 1

11'3 x 9'1 (3.43m x 2.77m)

Radiator. Coved ceiling. Double glazed window.

## Cloakroom

Low level WC. Part tiled walls. Heating towel rail. Frosted double glazed window.

## Kitchen

9'2 x 7'4 (2.79m x 2.24m)

Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Part tiled walls. Radiator. Double glazed window to rear aspect. Double glazed door to garden.

## Bathroom

Panelled bath with mixer tap and shower over. Wash hand basin. Part tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.

## Outside

The enclosed rear garden has a high level of seclusion and is laid to patio with a decked seating area, well stocked flower beds, a wooden shed and gated side access.

**COUNCIL TAX BAND = C**

**EPC = D**