



# TOWN PROPERTY



01323 412200

Freehold

3 Bedroom

2 Reception

1 Bathroom

# £375,000



## 40 Pococks Road, Eastbourne, BN21 2RP

Far reaching views over fields towards the sea can be enjoyed from the front of this three bedoomed detached bungalow that enjoys an elevated position within Rodmill and is being sold CHAIN FREE. With a spacious sitting/dining room with front opening patio doors, both the kitchen and bathroom would benefit from replacement, the Westerly facing rear garden is largely laid to patio with planted rockery areas and gated side access. A driveway provides off street parking and leads to the garage which boasts a remote up and over door. Framfield Way shops, local schools and the Hospital can also be found within close walking distance and the town centre is approximately one and half miles distant.

**40 Pococks Road,  
Eastbourne, BN21 2RP**

**£375,000**

**Main Features**

- Detached Bungalow
- 3 Bedrooms
- Sitting Room Area
- Dining Room Area
- Kitchen
- Bathroom & Separate WC
- Westerly Facing Rear Garden
- Driveway & Garage
- Far Reaching Views Over Eastbourne
- CHAIN FREE

**Entrance**

Double glazed door to-

**Vestibule**

Glazed inner door to-

**Hallway**

Radiator. Store cupboard. Wood laminate flooring.

**Sitting Room Area**

15'3 x 10'11 (4.65m x 3.33m)

Radiator. Wood laminate flooring. Wall mounted gas fire and back boiler. Double glazed sliding patio doors with far reaching views over Eastbourne.

**Dining Room Area**

10'0 x 9'8 (3.05m x 2.95m)

Radiator. Wood laminate flooring. Double glazed window to side aspect. Double glazed sliding patio doors with far reaching views over Eastbourne.

**Kitchen**

10'2 x 8'10 (3.10m x 2.69m)

Range of units comprising of bowl and a half sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Range of wall mounted units. Space and plumbing for washing machine. Space for fridge freezer. Double glazed window to side aspect.

**Inner Hallway**

Wood laminate flooring. Airing cupboard. Access to loft (not inspected),

**Bedroom 1**

11'10 x 10'10 (3.61m x 3.30m)

Radiator. Wood laminate flooring. Double glazed sliding doors to rear aspect.

**Bedroom 2**

11'7 x 9'3 (3.53m x 2.82m)

Radiator. Wood laminate flooring. Double glazed sliding door to rear aspect.

**Bedroom 3**

9'1 x 7'10 (2.77m x 2.39m)

Radiator. Wood laminate flooring. Double glazed window to side aspect.

**Bathroom**

Panelled bath with wall mounted shower. Pedestal wash hand basin. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

**Separate WC**

Low level WC. Tiled flooring. Part tiled walls. Frosted double glazed window.

**Outside**

There are mature gardens with areas of planted rockery, rear patio with a Westerly aspect and some lawn.

**Parking**

A block paved driveway provides off street parking and leads to the garage.

**Garage**

19'23 x 7'89 (5.79m x 2.13m )

Remote up and over door. Light and power.

**COUNCIL TAX BAND = D**

**EPC = E**