



2 Bedroom



1 Reception



1 Bathroom

**Guide Price
£325,000 - £350,000**



2 Shelley Walk, Eastbourne, BN23 7QA

GUIDE PRICE £325,000 - £350,000

An immaculately presented and extended 2 double bedroom semi-detached bungalow, enviably located on the ever popular Poets Estate in Langney. This superb home has been thoughtfully improved and maintained to an exceptional standard throughout, offering stylish and versatile accommodation ideal for a range of buyers. The property features 2 well proportioned double bedrooms and a spacious lounge which flows seamlessly into a stunning kitchen/dining room. Recently refurbished to a very high specification, the kitchen/dining room provides a contemporary and sociable space, perfect for everyday living and entertaining. Completing the interior is a luxurious bathroom finished with high quality fittings. Externally, the property offers a beautifully landscaped rear garden boasting two patio areas, ideal for relaxing or hosting guests. Further benefits include a garage and off road parking. Conveniently positioned within close reach of popular schools, local shopping facilities and excellent transport links, this outstanding bungalow combines comfort, style and location and must be viewed to be fully appreciated.

Main Features

- Extended & Immaculately Presented Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Extended Fitted Kitchen/Dining Room
- Modern Bathroom/WC
- Double Glazing
- Landscaped Lawned & Patio Rear Garden
- Off Road Parking Leading To Garage

Entrance

Recessed double glazed door to -

Hallway

Loft access (not inspected). Storage cupboard. Laminate flooring.

Lounge

13'9 x 10'0 (4.19m x 3.05m)

Radiator. Carpet. Opening to -

Extended Fitted Kitchen/Dining Room

16'11 x 10'6 (5.16m x 3.20m)

Modern range of fitted wall and base units. Minerva worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 5 ring gas hob, extractor cooker hood and tiled splashback. Built-in eye level Bosch microwave and electric oven. Integrated Hotpoint washing machine. Integrated Hotpoint dishwasher. Inset spotlights. Karndean flooring. Double glazed window and French doors to rear.

Bedroom 1

12'8 x 12'4 (3.86m x 3.76m)

Radiator. Built-in wardrobes. Carpet. Double glazed window to front aspect.

Bedroom 2

9'7 x 8'3 (2.92m x 2.51m)

Radiator. Double glazed window to side aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin, mixer tap and drawers below. Aqua panels. Wall mounted unit with light. Heated towel rail. Double glazed window to front aspect.

Outside

Rear Garden: Secluded landscaped rear garden laid to lawn with 2 patio areas, door to garage and path way to gated access.

Front Garden: laid to lawn.

Parking

Off road parking leading to garage with up & over door, light, plumbing for washing machine and space for fridge/freezer and tumble dryer.

EPC = C

Council Tax Band = C