TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£275,000









31 Willard Close, Eastbourne, BN22 8SX

A CHAIN FREE two bedroom semi detached bungalow set in secluded lawned gardens with a driveway and garage. Situated in Bridgemere the bungalow provides well proportioned accommodation comprising of two double bedrooms, a lounge/dining room with patio doors to the garden, a refitted bathroom and kitchen. The bungalow provides wonderful far reaching views towards the South Downs from the rear.

www.town-property.com info@town-property.com

Freehold

31 Willard Close, Eastbourne, BN22 8SX

£275,000

Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Garage
- Driveway
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance
Double glazed door to-

Hallway
Radiator. Built in cupboard with fixed shelving. Airing cupboard housing gas boiler. Loft access (not inspected).

Lounge/Dining Room
19'1 x 14'9 (5.82m x 4.50m)
Radiator. TV point. Double glazed patio doors to rear garden.

Kitchen
10'1 x 7'10 (3.07m x 2.39m)
Range of fitted lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Cooker point. Space for upright fridge freezer. Space and plumbing for washing machine. Part tiled walls. Double glazed door to side. Double glazed window to rear aspect.

Bedroom 1
12'8 x 9'10 (3.86m x 3.00m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Bedroom 2
9'11 x 8'11 (3.02m x 2.72m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
White suite comprising of panelled bath with shower screen and shower over. Low level WC. Pedestal wash hand basin with mixer tap. Wall mounted electric heater. Radiator. Tiled walls. Frosted double glazed window.

Outside
The rear garden provides a high level of seclusion, it is mainly laid to lawn with a large area of patio. There is gated side access, mature shrubs and well stocked flower beds and borders.
To the front the garden is laid to lawn with access to the-

Garage
Up and over door.

Parking
A driveway in front of the garage provides off road parking.

EPC = D

COUNCIL TAX BAND = C

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.