



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  2 Bathroom

£339,950



## 177a Sevenoaks Road, Eastbourne, BN23 7JZ

Forming part of an exclusive Cul de sac within Sevenoaks Road, this impressive detached bungalow provides excellent mobility access. Having two double bedrooms, the master benefits from En Suite facilities and a further shower room/wc is also provided. The modern kitchen/dining room includes mostly integrated appliances and adjoins the open plan sitting room which is double aspect and this opens onto delightful gardens. These are arranged to a generous decking area with lawn beyond and include planted flower and shrub borders. There is gated access to the double width parking bay. Langney shopping centre and bus links into town are also within close walking distance.

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## Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Sitting Room Area
- Modern Kitchen/Dining Area
- En Suite Bathroom/WC
- Family Shower Room/WC
- Secluded Lawned Garden
- Double Parking Bay
- Close to Langney Shopping Centre & Bus Links into Town Centre

## Private Footpath:

With gradual incline providing wheelchair access to the front door.

## Hallway

Wood laminate flooring. Access to loft via hatch (not inspected). Hall cupboard housing radiator. Thermostatic control. Radiator.

## Open Plan Sitting Room Area

27'3 x 12'0 (8.31m x 3.66m)

Double glazed window to the front. Two double glazed French doors to the decking area and garden. Two radiators. Open plan to-

## Modern Kitchen/Dining Room Area

Double glazed window to the rear. Wide range of eye and base level 'soft close' storage cabinets. Under cabinet accent lighting. Laminate work surfaces with inset one and a half bowl sink and drainer having mixer tap over and additional storage below. Inset five ring gas hob with matching extractor hood over. Integrated appliances including eye level double oven, fridge freezer, microwave, dishwasher and washing dryer. Breakfast bar with laminate work top and additional base level storage cabinets below. Part tiled walls. Recessed lighting. Wood laminate flooring.

## Bedroom 1

15'11 x 9'5 (4.85m x 2.87m)

Double glazed window to the side. Television point. Radiator.

## En Suite Bathroom/WC

Frosted double glazed window to the side. Modern suite comprising panelled bath with mixer tap and fitted shower attachment over. Vanity area comprising inset wash hand basin with waterfall feature mixer tap over. Low level WC and fitted storage. Heated towel rail. Part tiled walls. Ceramic tiled floor. Extractor fan. Recessed lighting.

## Bedroom 2

12'2 x 8'1 (3.71m x 2.46m)

Double glazed window to the front. Television point. Radiator.

## Modern Family Shower Room/WC

Modern suite comprising fully tiled shower cubicle with fitted shower. Vanity area comprising inset wash hand basin with waterfall feature mixer tap over and fitted storage. Low level WC. Heated towel rail. Ceramic tiled floor. Extractor fan. Recessed lighting. Part tiled walls.

## Outside

Rear Garden: Being mainly laid to lawn with side and rear access. Large raise sun terrace. Outside tap. Shed.

Front Garden: Being open plan and laid to lawn.

## Parking

Double parking bay providing private off street parking for two vehicles.

## AGENTS NOTE:

The property was built in 2019 and has 2 years remaining on the warranty. (Expires 2027).

EPC = B

COUNCIL TAX BAND = D

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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.