TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

£325,000









25 Rodmill Drive, Eastbourne, BN21 2SH

An extremely well presented two bedroom semi detached bungalow with level gardens that are laid to patio and provide a high level of seclusion. Forming part of the popular Rodmill development the bungalow benefits from a spacious conservatory to the front which opens into the rear garden, an 'L' shaped lounge/dining room, refitted kitchen and bathroom, double glazing and gas central heating. To the front there is a block paved driveway providing off road parking. Local shops can be found nearby and Eastbourne DGH is also within easy walking distance. An internal inspection comes highly recommended.

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

Freehold

25 Rodmill Drive, Eastbourne, BN21 2SH

£325,000

Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Conservatory
- 'L' Shaped Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Secluded Rear Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance
Frosted glass front door to-

Large Conservatory
17'9 x 7'10 (5.41m x 2.39m)
Tiled flooring. Wall lights. Double glazed french doors to garden. Further entrance door to-

Hallway
Radiator. Coved ceiling. Two built in cupboards. Loft access (not inspected).

'L' Shaped Lounge/Dining Room
21'4 x 19'11 (6.50m x 6.07m)
Two radiators. Coved ceiling. Feature fireplace with inset coal effect fire. TV point. Two double glazed windows. Double glazed patio doors to garden.

Fitted Kitchen
9'9 x 8'6 (2.97m x 2.59m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated washing machine, dishwasher and fridge & freezer. Tiled walls. Inset spotlights. Double glazed window.

Bedroom 1
14'8 x 11'2 (4.47m x 3.40m)
Radiator. Coved ceiling. Built in double wardrobe. Double glazed window to front aspect.

Bedroom 2
9'10 x 8'11 (3.00m x 2.72m)
Radiator. Coved ceiling. Fitted wardrobe with mirrored doors.

Modern Shower Room/WC
Refitted white suite comprising of shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Radiator. Inset spotlights. Frosted double glazed window.

Outside
The enclosed rear garden is laid to patio and provides a high level of seclusion. There are well stocked flowerbeds and an outside tap. The garden provides wonderful far reaching views over Eastbourne.

Parking
A driveway to the front of the property provides off road parking.

EPC = D

Council Tax Band = D

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.