

Freehold

Guide Price

£230,000 - £240,000



2 Bedroom



1 Reception



1 Bathroom



## 24 Shannon Way, Eastbourne, BN23 6UA

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Being sold CHAIN free, this detached bungalow in Kings Park has two double bedrooms and boasts a fitted kitchen. The property which also has double glazing throughout, includes an open plan sitting room and a shower room/wc with a small area of garden surrounding the property. Residents parking is located close by and The Crumbles shopping complex, exciting marina development and picturesque seafront are all close by.



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### Main Features

- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Sitting Room
- Kitchen
- Shower Room/WC
- Surrounding Garden
- Residents Parking Nearby
- CHAIN FREE

### Entrance

Double glazed door to-

### Entrance Porch

Double glazed inner door to-

### Open Plan Sitting Room

14'62 x 13'62 (4.27m x 3.96m)

Wall mounted electric heaters. Double glazed window to front aspect.

### Kitchen

9'83 x 7'64 (2.74m x 2.13m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Space for electric cooker. Space for fridge and freezer. Space and plumbing for washing machine. Wall mounted units. Double glazed window.

### Inner Hallway

Airing cupboard. Access to loft (not inspected).

### Bedroom 1

10'13 x 10'09 (3.05m x 3.28m)

Wall mounted electric heater. Double glazed window to front aspect.

### Bedroom 2

10'09 x 10'08 (3.28m x 3.25m)

Wall mounted electric heater. Double glazed window to rear aspect.

### Shower Room/WC

Fully tiled shower cubicle. Low level WC. Pedestal wash hand basin.

### Outside

There is an area of surrounding lawn and patio garden.

### Agents Note:

There is a management charge payable of £1275 per annum.

Council Tax Band = A.

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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.