



Escape to the tranquil seaside town of Eastbourne and discover this beautifully presented detached bungalow. With two spacious double bedrooms, a modern kitchen, tiled shower room, and a double glazed conservatory, this property offers comfortable living spaces to relax and unwind. Outside, you'll find a driveway for four cars, a garage, and a large private garden, providing plenty of space for outdoor activities and entertaining guests. Situated near a regular bus route, Sovereign Harbour, and two supermarkets, you can easily access all the amenities you need within reach. Whether you fancy a leisurely stroll along the beach or exploring the harbour shops and cafes, it is very easy-going place to live.

**Price £399,950**  
**Tenure Freehold**

**\*DRAFT BROCHURE TO BE APPROVED BY VENDOR\***



79 Tolkien Road, Eastbourne, East Sussex, BN23 7AQ

**Surridge Mison**  
ESTATES



### Storm Porch

### Hallway

Double glazed entrance door. Built in coats cupboard and airing cupboard. Loft access. Parquet flooring. Radiator. Coved ceiling.

**Bedroom One** - 4.24m x 3.53m (13'11" x 11'7")

Double glazed window to front. Fitted wardrobes. Carpeted. Radiator. Coved ceiling.

**Bedroom Two** - 3.63m x 3.05m (11'11" x 10'0")

Double glazed window to front. Carpeted. Radiator. Dado rail.

### Separate W.C.

Double glazed opaque window to side. Tiled flooring and fully tiled walls. Wash hand basin set within vanity unit and W.C.

### Shower Room

Double glazed opaque window to side. Tiled flooring and fully tiled walls. Towel rail. Modern suite comprising of shower cubicle and wash hand basin set within vanity unit.

**Lounge/Diner** - 5.16m x 3.63m (16'11" x 11'11")

Double glazed Patio doors leading to conservatory. Laminate flooring. Gas fire. Radiator. Coved ceiling.

**Conservatory** - 3.76m x 3.76m (12'4" x 12'4")

UPVc conservatory with Poly carbonate roof. Double glazed French doors leading to rear garden. Radiator. Laminate flooring.

**Kitchen/Breakfast Room** - 3.48m x 3.38m (11'5" x 11'1")

Double aspect room with double glazed window to rear and double glazed door to side. Partially tiled walls and vinyl flooring. Coved ceiling. Fully fitted with a range of gloss grey wall and base units housing concealed Vaillant gas boiler, with space and plumbing for fridge/freezer, washing machine and dishwasher. Built in double eye level electric oven. Marble effect work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob.

**Lean-To/Utility Room** - 2.97m x 1.52m (9'9" x 5'0")

Triple aspect with double glazed windows to front and side and double glazed patio doors to rear. Vinyl flooring. Base unit with work surfaces over with space and plumbing for washing machine and fridge/freezer.

### Driveway

Long driveway providing ample off road parking.

### Garage

Single garage with up & over door.

### Front Garden

Mainly laid to lawn with gated side access.

### Rear Garden

Mainly laid to lawn with patio and deck areas. Pond. Pergola seating area. Two sheds, summerhouse and greenhouse. Flower beds with mature trees and shrubs. Fencing surrounds.

Please contact Surridge Mison Estates for viewing arrangements or for further information.

**Council Tax Band D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY RATING TBC**

### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



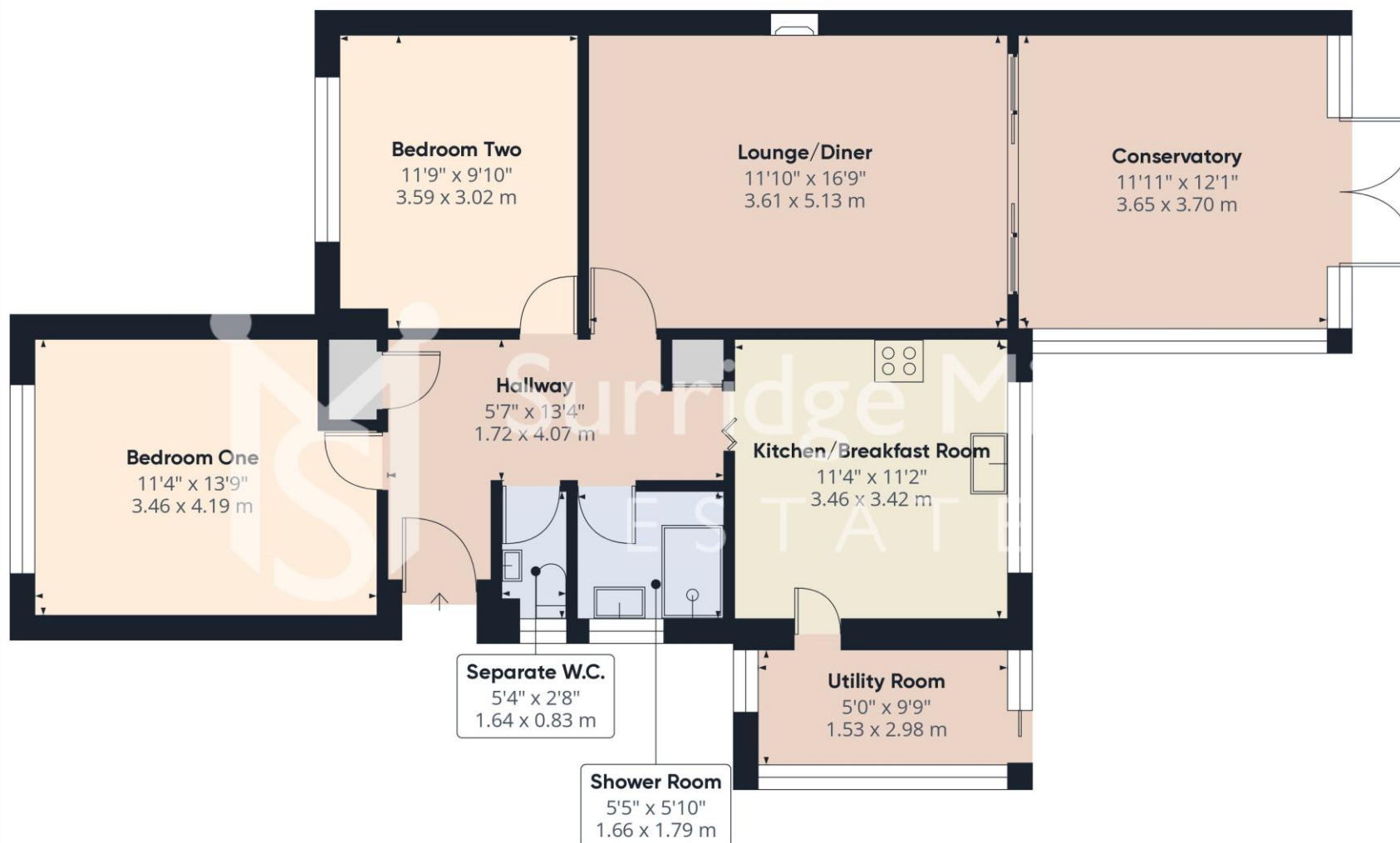
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**Approximate total area<sup>m</sup>**

952.38 ft<sup>2</sup>

88.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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