



CHAIN FREE

Situated in highly sought after Old Town, Eastbourne is this well presented and bright semi-detached bungalow, sat on an elevated position allowing for a peaceful location and far reaching views over Eastbourne. With two double bedrooms, gardens, garaging and parking, this would make an ideal next home.

The property has bright and well presented accommodation throughout and benefits from double glazing and gas central heating. Compromising of entrance hall with built in storage cupboard housing the boiler, open to a modern kitchen with side access and space for appliances. A modern glazed panelled door leads through to the lounge which captures the views perfectly, and has a pretty feature fireplace. There is an inner hall with further built in storage, leading to the two double bedrooms, the main bedroom with built in storage and the second bedroom with French doors leading to the rear garden. There is also a modern shower room.

Outside, to the rear the property has a peaceful and pretty terraced garden, with plenty of space for seating and outdoor dining, along with gated side access. To the front, there is a lawned area, and a paved driveway allowing for ample off road parking. The garage can be accessed via the up & over door to the front.

The property is enviably situated in the sought after residential area of Old Town which is served by a variety of amenities including local primary and secondary schools, with excellent local shopping facilities. Bus routes are nearby, and The South Downs National Park provide peaceful walks. The main town centre is easily accessible and provides further excellent shopping facilities, along with the mainline train station providing direct links to London, Gatwick, Brighton, Tunbridge Wells & Hastings.

Guide Price £300,000

Tenure Freehold | Council Tax Band- C



45 Priory Heights, Eastbourne, BN20 8SP

Entrance Hall- UPVc glazed door to front. Laminate flooring. Radiator. Storage cupboard housing boiler. Coved ceiling. Oak panelled door leading to lounge.

Kitchen - 4.17m x 2.24m (13'8" x 7'4")- Double glazed window and door to side. Laminate flooring with acrylic splashback on the walls. Coved ceiling. Fully fitted with a range of modern wall and base units with space and plumbing for fridge/freezer and washing machine. Built in single electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner gas hob with fitted stainless steel cooker hood.

Lounge - 4.27m x 3.76m (14'0" x 12'4")- Double glazed window to front with far reaching views towards Eastbourne. Feature open fireplace. Wooden flooring. Coved ceiling. TV point. Oak panelled door leading to inner hall.

Inner Hall- Wooden flooring. Coved ceiling. Wooden flooring. Radiator. Inset spotlights. Airing cupboard. Loft access.

Bedroom One - 3.84m x 2.41m (12'7" x 7'11")- Double glazed window to rear. Built in storage. Wooden flooring. Radiator. Coved ceiling.

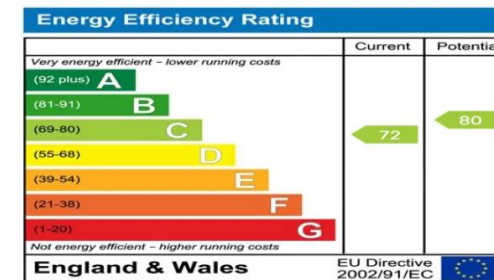
Bedroom Two - 3.63m x 2.77m (11'11" x 9'1")- Double glazed window and French doors to rear. Wooden flooring. Radiator. Coved ceiling.

Shower Room- Double glazed opaque window to side. Tiled flooring and partially tiled walls. Inset spotlights. Towel rail. Modern suite comprising of shower cubicle, wash hand basin and W.C.

Garage- Single garage with up and over door. Double glazed window to side.

Front Garden & Driveway- Laid to lawn with mature shrubs and flower borders. Paved driveway providing ample off road parking.

Rear Garden- Terraced garden with patio. Fencing surrounds with gated side access.



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.



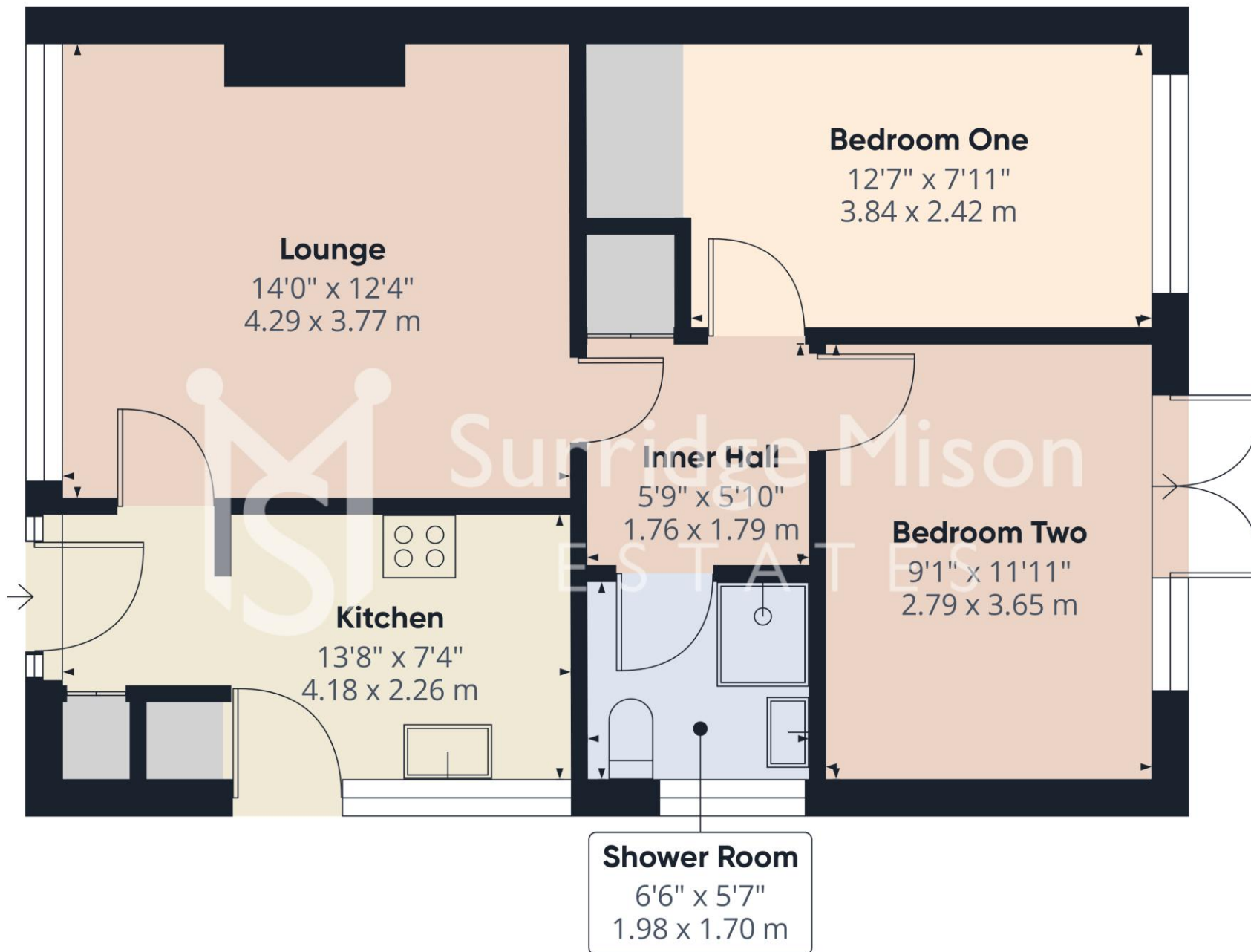
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Approximate total area⁽¹⁾
576 ft²
53.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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