



A bright and well presented semi-detached bungalow within the sought after Birds Estate, Eastbourne. This delightful opportunity benefits from two double bedrooms, large driveway, garage, landscaped gardens, conservatory plus lean-to, double glazing & gas central heating throughout, all within close proximity to excellent local amenities including Langney Shopping Centre with local and national shops, excellent bus routes and road links.

Price £315,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



9 Heron Close, Eastbourne, East Sussex, BN23 7RU

Surridge Mison
ESTATES

The property is neutrally decorated throughout, which will allow for any new owner to put their own stamp on it whilst being able to live comfortably in an extremely well maintained home. The accommodation is approached by a pretty and mature paved front garden with the large driveway, and is spacious throughout comprising of entrance hall with two storage cupboards and loft access, lounge with fireplace and a double aspect kitchen with space for appliances. Off the kitchen is a lean-to extension, and there is a sunny conservatory to the rear. The two bedrooms are doubles in size, with bedroom one having fitted wardrobes and overlooking the pretty rear garden, plus a modern shower room. Outside, the rear garden is beautifully landscaped, being mainly laid to lawn with pretty flower beds, and has gated access to the rear.

The bungalow is well located and set within a sought after residential area in the popular town of Eastbourne, offering a peaceful home whilst remaining close to local amenities. Langney shopping centre is nearby and offers excellent shopping facilities and regular bus routes to Eastbourne town centre, which also provides a wide range of shops, restaurants, and leisure facilities. The area is also well-served by excellent schools and parks, which allow for a community feeling.
Check out the 3D virtual tour!

Hallway

Double glazed door to front. Built in cupboard and airing cupboard. Radiator. Loft access. Carpeted.

Lounge - 4.55m x 3.56m (14'11" x 11'8")

Double glazed window to front. Electric fireplace. Coved ceiling. Radiator. Carpeted.

Kitchen - 3.07m x 2.54m (10'1" x 8'4")

Double aspect room with double glazed window to front and double glazed door leading to lean-to utility room. Tiled flooring and partially tiled walls. Coved ceiling. Fully fitted with a range of white country style wall and base units with space for fridge/freezer and plumbing for washing machine. Built in electric oven. Light green work surfaces with inset composite 1 and 1/2 bowl sink and drainer unit with mixer tap, and 4 burner Halogen hob with fitted cooker hood.

Lean To

Double glazed windows to front and side with double glazed door to rear. Tiled flooring.

Bedroom One - 4.01m x 3.71m (13'2" x 12'2")

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

Bedroom Two - 3.4m x 3.15m (11'1" x 10'4")

Double glazed window to rear and door leading to conservatory. Radiator. Carpeted. Coved ceiling.

Conservatory - 6.38m x 1.78m (20'11" x 5'10")

UPVc conservatory with double glazed door to rear. Radiator.

Shower Room

Double glazed opaque window to side. Coved ceiling. Towel rail. Tiled flooring and partially tiled walls. Modern suite comprising of double shower cubicle, wash hand basin and W.C.

Driveway & Front Garden

Paved. Driveway providing ample off road parking. Gated rear access.

Garage

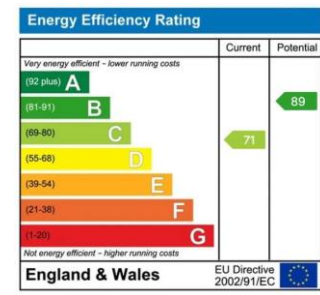
Single garage with electric door. Power and light.

Rear Garden

Mainly laid to lawn with patio. Flower borders. Fencing surrounds.

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

Council Tax Band C



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.gov.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.



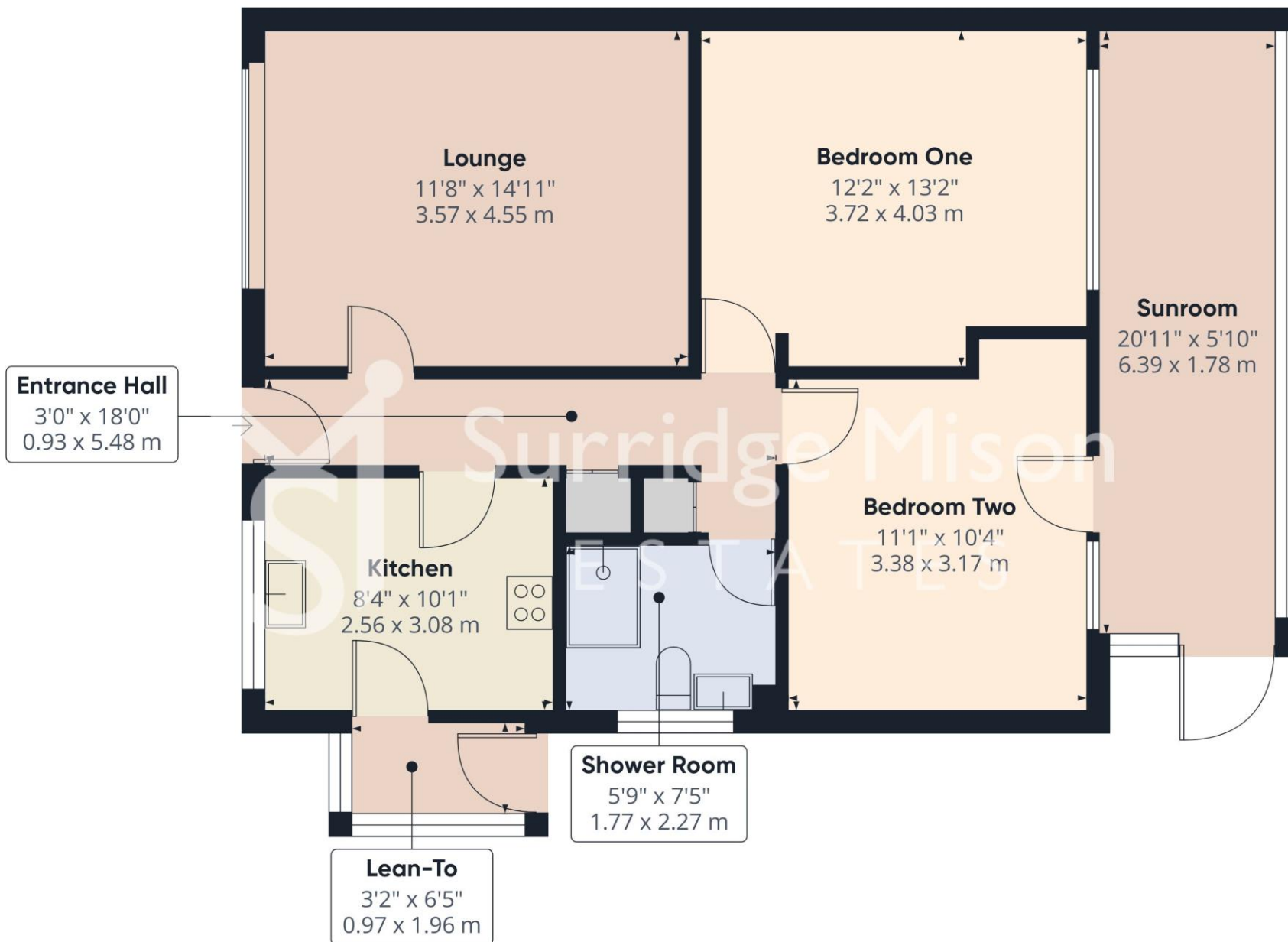
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Approximate total area⁽¹⁾

792 ft²

73.6 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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