

1 Reception

3 Bedroom

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Freehold

Guide Price £350,000 - £360,000



2 Bathroom

8 Kings Close, Eastbourne, BN21 2NZ

GUIDE PRICE £350,000 - £360,000

Being sold CHAIN FREE, this lovely and deceptively spacious bungalow is located in an exclusive close in Upperton, just off Kings Drive. With three generous double bedrooms it also benefits from both a bathroom/wc and further shower room/wc. Presented to a high standard throughout, the spacious sitting/dining room enjoys direct rear garden access and this is secluded with a pleasant south westerly aspect. In addition, the kitchen/breakfast room is well equipped and comes with appliances integrated throughout. To the front is a driveway that provides off street parking. Shops in Framfield Way, bus routes into town and the hospital can be found within close walking distance whilst the town centre is approximately half a mile distant.



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Main Features	Entrance Frosted double glazed door to-
Bungalow	 Entrance Hallway Radiator. Store/airing cupboard. Access to loft with fold down ladder (not inspected). Frosted double glazed window. Shower Room/WC Fully tiled shower cubicle and wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Tiled walls and flooring. Sitting/Dining Room 22'01 x 11'06 (6.73m x 3.51m) Radiator. Carpet. Double glazed window and double glazed double doors to rear garden. Kitchen/Breakfast Room 14'08 x 9'04 (4.47m x 2.84m)
• 3 Bedrooms	
Shower Room/WC	
Sitting/Dining Room	
Kitchen/Breakfast Room	
Bathroom/WC	
Secluded Garden	
• Driveway	
CHAIN FREE walls and surrounding work surfaces with c and eye level oven. Integrated fridge freezer	Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and eye level oven. Integrated fridge freezer, dishwasher and washing machine. Range of wall mounted units and extractor. Radiator. Oak flooring. Further appliance space for tumble dryer. Double glazed window to front aspect.
	Bedroom 1
	12'11 x 12'10 max (3.94m x 3.91m max) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bedroom 2 12'11 x 9'07 (3.94m x 2.92m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bedroom 3 12'0 x 7'05 (3.66m x 2.26m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	Bathroom/WC Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Tiled walls. Radiator. Frosted double glazed window.
	Outside The rear garden is secluded and enjoys a pleasant south westerly aspect. Planted with many flowers and shrubs, there are also areas of lawn and patio.
	Parking There is a driveway that provides off street parking.
	EPC = C.

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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.