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TOWN PROPERTY

 2/3 Bedroom  1/2 Reception  1 Bathroom

Freehold
£249,950



44 Fern Close, Eastbourne, BN23 8AQ

Conveniently located within close walking distance of Langney shopping centre, this extended bungalow is semi detached and arranged with two/three bedrooms and one/two receptions. There is a galley kitchen, dressing room adjoining the main bedroom whilst a wet room/wc and useful lean to are also included. A driveway to the side provides off street parking and leads to the garage. A low maintenance garden is arranged to the rear.



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Main Features

- Semi Detached Bungalow
- 2/3 Bedrooms
- 1/2 Reception Rooms
- Fitted Kitchen
- Wet Room/WC
- Lean To
- Double Glazing
- Low Maintenance Rear Garden
- Driveway Leading To Garage
- CHAIN FREE

Entrance

Frosted double glazed door to -

Entrance Porch

Boiler cupboard. Door to -

Sitting Room

16'02 x 10'05 (4.93m x 3.18m)

Radiator. Wall mounted gas fire. Wood laminate floor. Double glazed window to front aspect.

Fitted Kitchen

7'11 x 5'01 (2.41m x 1.55m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Wall mounted extractor. Wood laminate floor. Double glazed window to side aspect.

Bedroom 1

13'05 x 8'09 (4.09m x 2.67m)

Radiator. Built-in wardrobe. Wood laminate floor. Leading to -

Dressing Room

7'09 x 6'04 (2.36m x 1.93m)

Double glazed window to rear aspect.

Snug/Bedroom 2

9'10 x 6'10 (3.00m x 2.08m)

Radiator. Double glazed window to side aspect. Double glazed door to lean to.

Bi Fold Door To Bedroom 2/3

Bedroom 2/3

8'04 x 7'09 (2.54m x 2.36m)

Radiator. Double glazed window to rear aspect.

Lean To

14'03 (4.34m)

Wet Room/WC

Wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside

There is a low maintenance rear garden.

Parking

A long driveway to the side provides off street parking and leads to the garage.

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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.