



Lundy Walk, Eastbourne BN23 6UH

welcome to

Lundy Walk, Eastbourne

COMING SOON Fox & Sons are delighted to present this well presented two bedroom semi-detached bungalow, ideally situated close to a range of local shops, amenities and excellent bus links.

Front Conservatory

14' 5" x 8' (4.39m x 2.44m)

A versatile conservatory with double glazed windows to the front and sides, laminate-effect tiled flooring and ample natural light. The space also benefits from fitted storage, a work surface and plumbing and space for both a washing machine and tumble dryer, making it an ideal utility area. Door leading to the inner hallway.

Hallway

Built-in storage cupboard and loft access via a pull-down ladder. The loft is boarded and fitted with lighting, power sockets and a recently installed hot water tank with immersion heater.

Lounge

14' 5" x 14' 5" (4.39m x 4.39m)

A bright and spacious reception room featuring a double glazed window overlooking the rear, an attractive wall-mounted stone-effect electric fireplace and an electric radiator. Open plan to the kitchen and with access to the rear conservatory.

Kitchen

8' 11" x 5' 4" (2.72m x 1.63m)

Fitted with a modern range of high-gloss white wall and base units complemented by work surfaces and tiled splashbacks. Incorporating a 1 1/2 bowl stainless steel sink with mixer tap, integrated double electric oven, inset hob with extractor hood above, integrated dishwasher and space for a fridge freezer. Double glazed window to the front and a useful larder-style storage cupboard.

Bedroom One

11' 8" x 8' 10" (3.56m x 2.69m)

A well proportioned double bedroom with an

electric radiator and a window overlooking the rear conservatory.

Bedroom Two

10' x 8' 7" (3.05m x 2.62m)

A comfortable second bedroom with a window overlooking the front conservatory and an electric radiator.

Bathroom

Comprising a modern white suite including a panel-enclosed bath with shower attachment and folding shower screen, vanity unit incorporating a wash hand basin and low-level WC, heated towel rail, wall-mounted heater and shaver point. Obscured double glazed window to the front.

Rear Conservatory

13' 11" x 7' (4.24m x 2.13m)

A wonderful addition to the property, offering a flexible dining or garden room with double glazed windows and door opening onto the rear patio. Complete with an electric radiator.

Front & Rear Garden

A lawned front garden with a paved footpath leading to the double glazed front door, opening into the front conservatory.

A low-maintenance enclosed rear garden, mainly laid to patio and enclosed with an attractive white picket fence and gated access, providing an ideal space for outdoor seating and entertaining.

Communal Parking

Communal residents' parking is available on a first come, first served basis. Each resident is issued with a parking permit for use within the designated parking areas.



Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Lundy Walk, Eastbourne

- ***COMING SOON!***
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- TWO SPACIOUS CONSERVATORIES
- MODERN FITTED KITCHEN
- BRIGHT AND SPACIOUS LIVING ROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL112194 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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