



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Cormorant Close, Eastbourne, BN23

Freehold | Bungalow - Semi Detached | 2 Bedrooms

Bungalows that are finished to this high level are a rare find. From the moment you step through the welcoming entrance hall, you will appreciate what this property has to offer. Whether it be the solid wood doors, Neff kitchen appliances or the roof lights, you will not be disappointed. The extended accommodation affords a glorious living room which has a roof lantern as well as bi-folding doors leading out to the landscaped rear garden; flooding the room with natural light. The master bedroom has an en suite shower room, which is rare for properties of this style. An integral single garage with electric door completes the offering. This bungalow is offered to the market with no onward chain and early viewing is highly recommended!

**FOR SALE**  
**FREEHOLD**  
**£335,000**

### Location

The Birds Estate is a favoured location due to its fantastic proximity to shops, amenities as well as main bus routes. The recently extended Langney Shopping Centre has brands including Tesco, Boots and Iceland, as well as having a Dentist Surgery and a community Library. Another positive contributing factor is that the majority of properties are bungalows, which offer larger plots as well as privacy from neighbours.

### Approach

To the front of the property there is a lawn area and a driveway which leads to the integral garage. A pathway leads to the front door, which has a covered ornate wooden framed porch.

### Entrance Hall

The solid wood front door opens into this welcoming space which forms part of the extension. There's a ceiling skylight allowing natural light in. Radiator, ceiling light and tiled flooring which flows through to;

### Inner Hall

Skylight, ceiling light, tiled flooring and solid wood doors to principle rooms.

### Kitchen 15'8" x 7'6" (4.8 x 2.3)

A comprehensive range of wall and floor units finished with a complementary stone effect worktop. Double stainless steel sink with drainer and mixer tap which is set beneath a double glazed window that offers views over the rear garden. Integrated appliances include dishwasher, eye level Neff oven, microwave oven, ceramic hob and extractor over. Space and plumbing for washing machine and tumble dryer. Kickboard mounted fan heater. Tiled flooring and tiled splashback. Inset ceiling lights, powerpoints and double glazed uPVC door to the rear garden.

### Dining Room 19'0" x 10'9" (5.8 x 3.3)

This spacious reception room has carpet, powerpoints and inset ceiling lights as well as zoned pendant lighting. Vertical radiators and door to integral garage. Open archway through to;

### Sitting Room 21'11" x 11'9" (6.7 x 3.6)

A beautifully appointed room which is flooded with natural light from the roof lantern, bi folding doors and glazed patio doors. The lantern has remote controlled opening vents as well as a sun shade blind. The room also has carpet, radiator and powerpoints.

### Bedroom Two 10'9" x 9'2" plus wardrobes (3.3 x 2.8 plus wardrobes)

Double glazed bow window to the front aspect. Built in double wardrobe with sliding doors. Carpet, radiator, ceiling light and powerpoints.

### Shower Room 8'2" x 4'11" (2.5 x 1.5)

Fitted with contemporary fixtures and fittings, including vanity unit with basin, storage beneath and toilet with concealed cistern. Double shower cubicle which has glazed screen, wall mounted Mira controls and two shower heads. Wall mounted mirror with built in lighting. Ladder radiator, fully tiled walls and flooring. Inset ceiling lights and extractor.

### Bedroom One 12'9" x 10'2" (3.9 x 3.1)

A spacious room with double glazed bow window to the front aspect. Carpet, radiator, powerpoints and inset ceiling lights. Sliding door through to;

### En suite Shower Room 10'2" x 3'11" (3.1 x 1.2)

This room has the same high specification fixture and fittings as the main shower room. Fully tiled walls and floor with built in drain for the shower that has Mira wall controls and dual shower heads. Vanity unit offering storage and basin with mixer tap and mirror over. Toilet with concealed cistern. Inset ceiling lights, extractor and ladder radiator.

### Garage 17'0" x 9'2" (5.2 x 2.8)

Fitted with an electric roller door and a door which leads into the bungalow. Power and lighting.

### Rear Garden

It is clear to see that this garden has been beautifully cared for with an array of colourful plants and shrubs as well as a water feature. There's a paved patio area which leads to a ramp and stairs up to the raised lawn area. The wooden summerhouse is a perfect spot to enjoy the sunny, peaceful garden. Wooden fencing and gate complete the offering.

### Additional Information

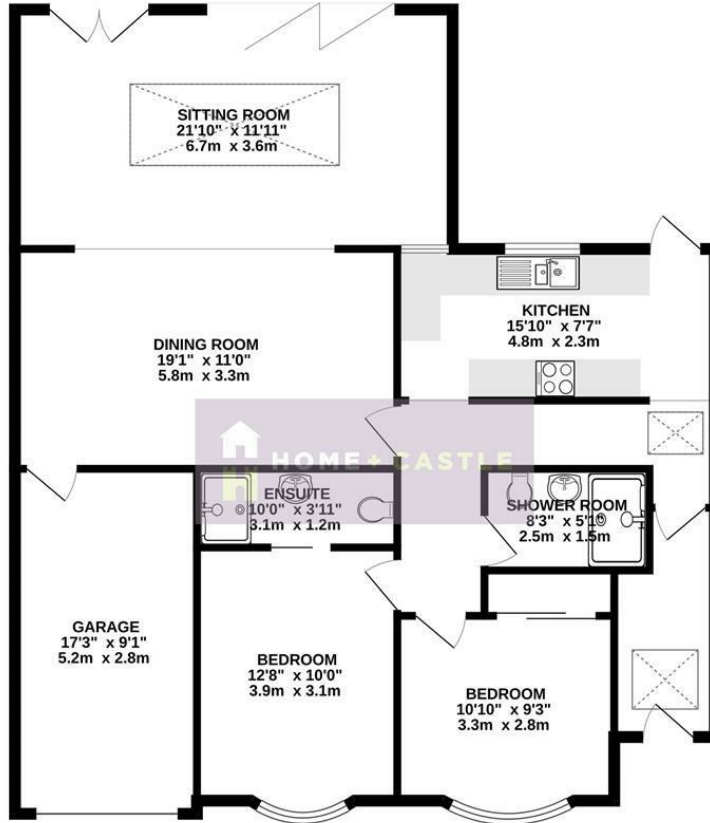
EPC Rating: C

Council Tax Band: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

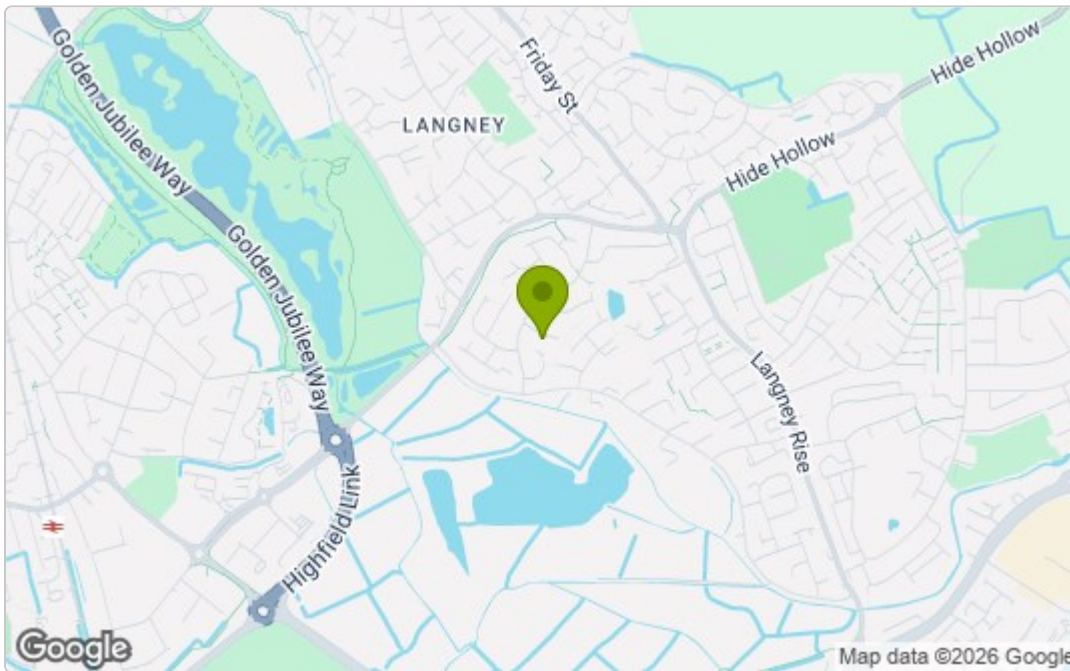
# Floor Plan

GROUND FLOOR  
1221 sq.ft. (113.5 sq.m.) approx.

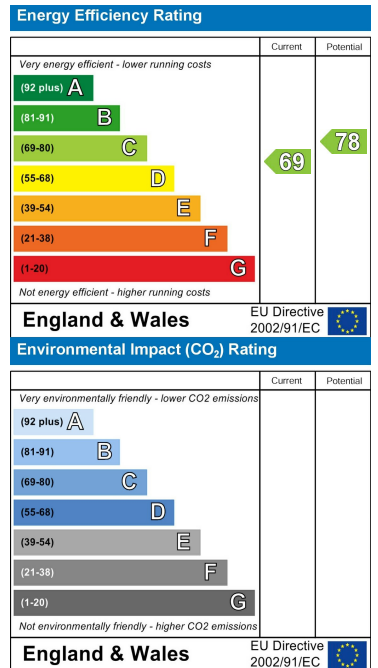


TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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