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Taylor Engley

<u>13 Broadview Close, Lower Willingdon, Eastbourne, BN20 9RB</u>
<u>Price £320,000 Freehold</u>

Taylor Engley are pleased to bring to the market this EXTENDED TWO BEDROOM DETACHED BUNGALOW, situated in a cul-de-sac, in the favoured Lower Willingdon area. The property features an exceptional 21' living room with BI-FOLD DOORS OPENING INTO THE GARDEN, private southerly aspect rear garden, and a garage. EPC = D

The property is conveniently located, being within walking distance to local shops and bus services. ACCESS TO THE BEAUTIFUL SOUTH DOWNS IS ALSO WITHIN WALKING DISTANCE. Eastbourne's town centre is approximately three and a half miles distant and offers a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** ENTRANCE PORCH * HALLWAY * IMPRESSIVE LIVING ROOM * KITCHEN * TWO BEDROOMS * BATHROOM * GARAGE * GARDEN ***

FRONT DOOR TO:

ENTRANCE PORCH
Door to:

HALLWAY
Radiator, wood flooring, hatch to loft space with fitted ladder and being part boarded, built-in cupboard housing the boiler.

SPACIOUS LIVING ROOM
21' x 19'9" max (6.40m x 6.02m max)
Double glazed bi-fold doors opening into the garden, two Velux windows, wood flooring, feature fireplace with fitted gas fire, two radiators.

KITCHEN
10'5" x 7'5" max (3.18m x 2.26m max)
Fitted with white gloss cupboards and drawers, space for fridge freezer, work surfaces, space for washing machine, sink unit, integral slimline dishwasher, built-in larder cupboard, built-in electric oven and gas hob with extractor hood over, radiator, double glazed window and door to side.

BEDROOM ONE
12'8" x 10'2" max (3.86m x 3.10m max)
Double glazed window with outlook to front, radiator.

BEDROOM TWO
9'4" x 8'11" (2.84m x 2.72m)
Double glazed window with outlook to front, radiator.

BATHROOM
White suite comprising low level wc, washbasin with cupboards below, bath with shower over, two double glazed windows to side, radiator, heated towel rail.

GARDEN
The rear garden is mainly laid to lawn, patio area, well stocked flowerbed, apple and plum tree, outside electric socket. To the side of the bungalow is a paved potting area.

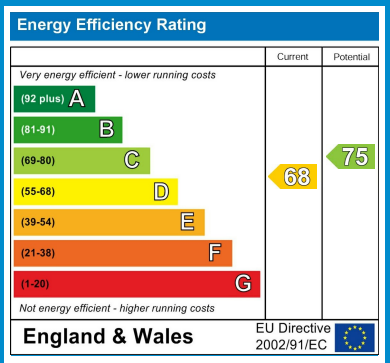
DRIVEWAY AND GARAGE
The garage has an up and over door to front, a door to the rear garden and power sockets.

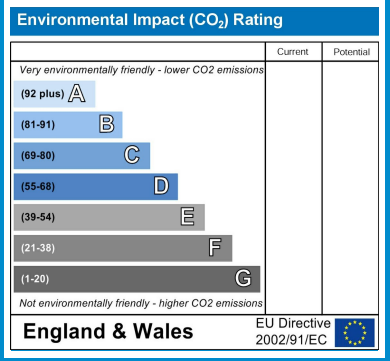
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band C.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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