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est. 1978
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58 Tolkien Road, Eastbourne, East Sussex, BN23 7AQ
Asking Price £335,000 Freehold

An opportunity arises to acquire this TWO BEDROOMED DETACHED BUNGALOW, located in the popular Langney area of Eastbourne. Although now requiring moderinsation, the bungalow is considered to provide spacious accommodation and has the benefit of gas fired central heating. Features include an 18'4 X 12'5 living room, conservatory, ample driveway parking and a garage. The property also enjoys a level rear garden with a south westerly aspect. EPC=D.



Local shops can be found at the Langney Shopping Centre which is approximately one and a half miles distant. The Sovereign Harbour and Crumbles Retail Park is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately three and a half miles distant. Local bus services pass along the nearby Priory Road.

*** POPULAR LANGNEY LOCATION * LEVEL REAR GARDEN WITH SOUTH WESTERLY ASPECT * SPACIOUS LIVING ROOM * CONSERVATROY * KITCHEN * TWO BEDROOMS * BATHROOM * SEPARATE WC * AMPLE DRIVEWAY PARKING * GARAGE * GARDENS * GAS FIRED CENTRAL HEATING * IN NEED OF MODERNISATION * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Hall
Radiator, airing cupboard housing cylinder, loft hatch to roof space.

Living Room
18'4 x 12'5 (5.59m x 3.78m)
Fitted gas fire, (not tested), radiator, patio door to:

Conservatory
10'1 x 7'11 (3.07m x 2.41m)
Wall mounted light, power, double doors to rear garden.

Kitchen
11'1 max x 9'4 max (3.38m max x 2.84m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, work tops with tiled splash back, two built-in cupboards one housing gas meter, gas hob with extractor fan over, electric oven, space and plumbing for washing machine, Vaillant gas fired boiler, central heating programmer, window to rear and door opening to driveway.

Bedroom 1
15'1 x 11'3 (4.60m x 3.43m)
Radiator, outlook to front.

Bedroom 2
10'8 x 9'5 (3.25m x 2.87m)
Radiator, outlook to front.

Bathroom
Bath with mixer tap and shower attachment, wash hand basin set into cupboard unit, radiator, window to side.

Separate Wc
Wall mounted wash hand basin, low level wc, part tiled walls, window to side.

Garage
17'6 max x 8'5 max (5.33m max x 2.57m max)
(Maximum measurements include depth of internal pillars, structure and fittings)
Up and over door to front, single glazed widow to side.

Driveway Parking

Front Garden
Laid mainly to block paving

Rear Garden
Enjoying a south westerly aspect, laid mainly lawn, block paved area adjacent to conservatory, two sheds, lean to greenhouse to side of garage.

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

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

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.

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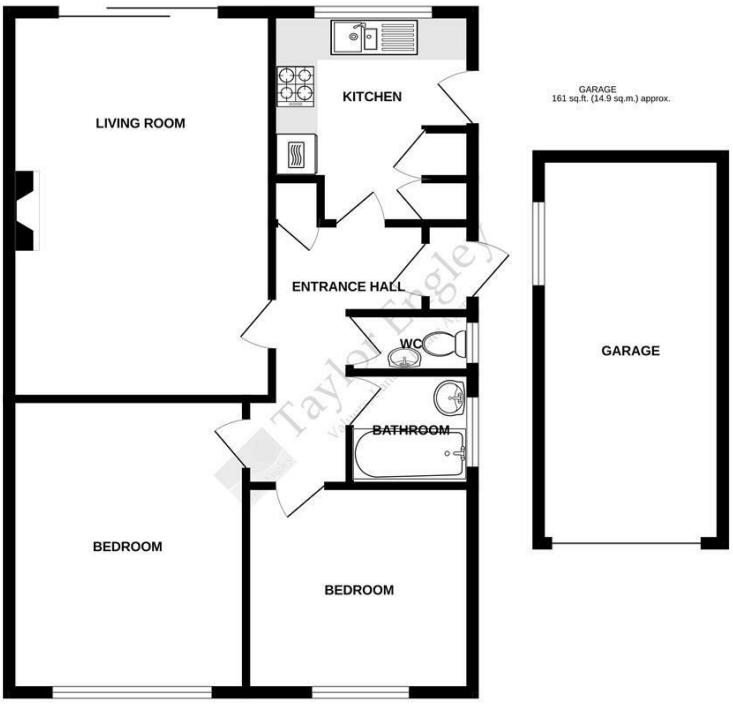






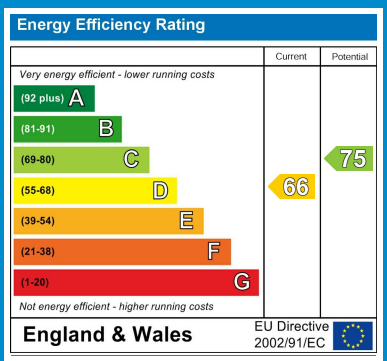


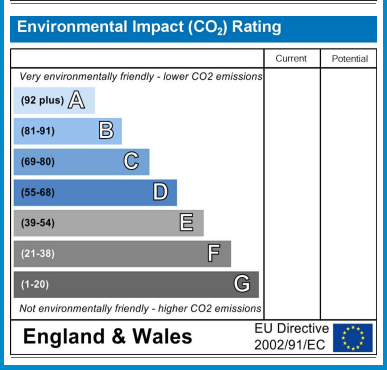
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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