



This is an excellent example of a two bedroom detached bungalow in this popular location in Langney, Eastbourne. As a home it has been wonderfully maintained by the current owners who have enjoyed its cul-de-sac position being within easy reach of bus routes and local amenities to include local shops, Sovereign Harbour for its restaurants and cafes, and the Crumbles centre for larger national shops. The property benefits from double glazing and gas central heating throughout, with ample parking and garaging plus a South facing rear garden which offer a low maintenance space to enjoy. The accommodation on offer comprises of entrance hallway with airing cupboard. Two front aspect double bedrooms and a spacious bathroom. The kitchen has been refitted offering ample unit space and enjoying the aspect to the rear, and the living room is an impressive 18ft4 in length and opens into the UPVC conservatory which benefits from a solid roof and runs the full width of the property making it a great additional space for any needs. We are delighted to be offering this property to the market and highly recommend viewing to be able to fully appreciate the home.

Guide Price £375,000-£385,000
Tenure Freehold | Council Tax Band- D



5 Fleming Close, Eastbourne, BN23 7AF

Entrance Hall- UPVc glazed door to front. Vinyl flooring. Built in airing cupboard. Radiator. Telephone point.

Kitchen - 3.4m x 2.87m (11'2" x 9'5")- Double aspect room with double glazed window to rear and 1/2 glazed UPVc door to side. Vinyl flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for washing machine and dishwasher. Space for fridge/freezer and electric oven. Work surfaces with inset ceramic sink and drainer unit and space for hob.

Lounge/Diner - 5.59m x 3.84m (18'4" x 12'7")- Patio doors leading to conservatory. Gas fireplace with surround. Carpeted with coved ceiling. Wall lights. Radiator. Telephone point and TV point.

Conservatory - 6.17m x 2.62m (20'3" x 8'7")- UPVc conservatory with solid roof and inset ceiling lights. Three sets of French doors leading onto rear garden. Tiled flooring.

Bedroom One - 4.6m x 3.48m (15'1" x 11'5")- Double glazed window to front. Carpeted.

Bedroom Two - 3.25m x 2.87m (10'8" x 9'5")- Double glazed window to front. Carpeted.


Bathroom- Two double glazed opaque windows to side. Vinyl flooring and fully tiled walls. Heated towel rail. Modern suite comprising of bath with mixer taps and shower attachment, wash hand basin set within vanity unit and W.C.

Rear Garden- Mainly paved for easy maintenance with raised vegetable beds. Wooden shed. Gated side access.

Front Garden- Laid to lawn with planted border and shrubs.

Driveway- Driveway offering ample off road parking and leading to the single garage.

Garage- Single garage with up & over door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



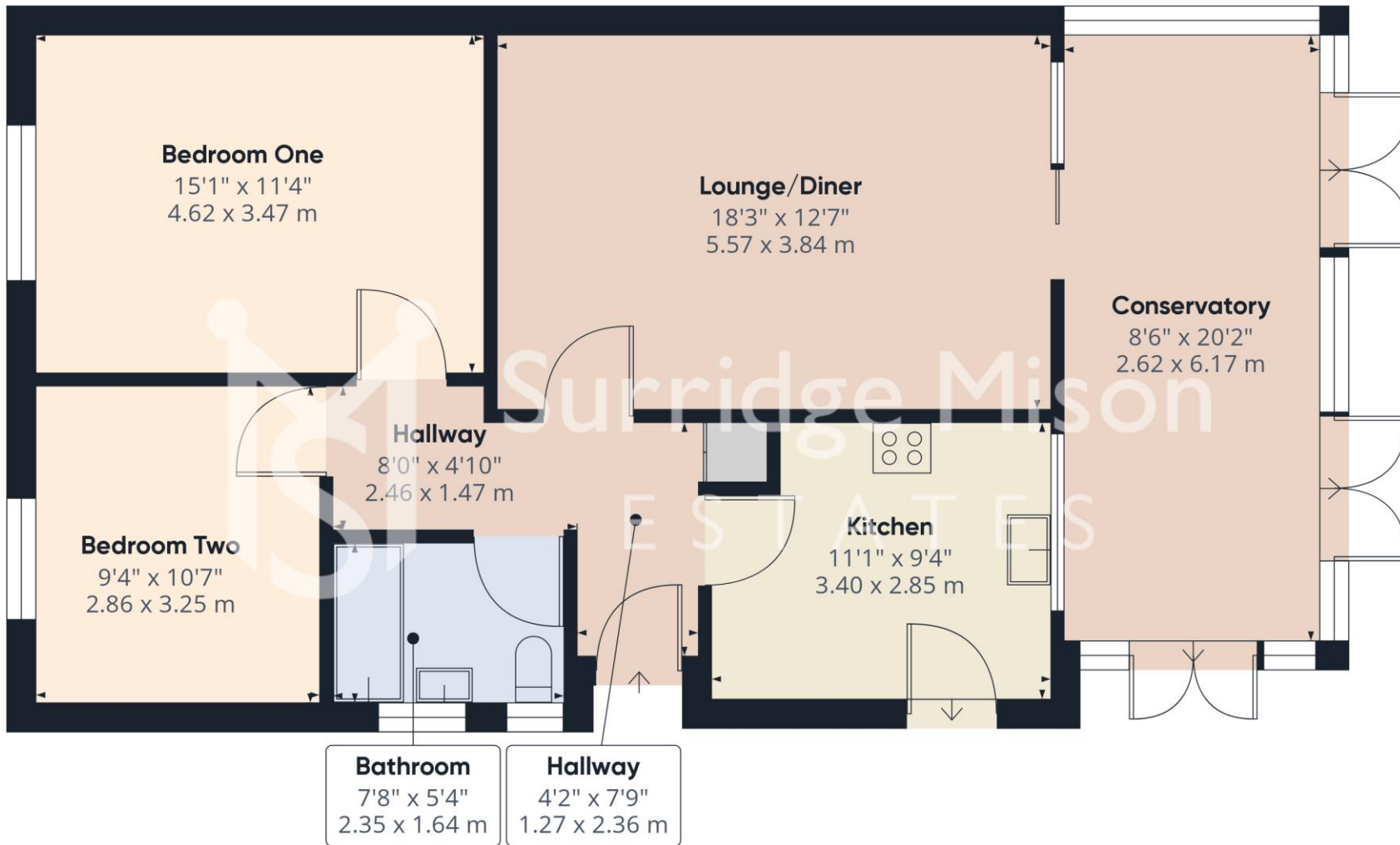
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Approximate total area⁽¹⁾
890.49 ft²
82.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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