



58 The Rising, Eastbourne, BN23 7PR

£259,950

Freehold - (draft copy)

CHAIN FREE | POPULAR AND SOUGHT AFTER LOCATION | Cavendish & Co are delighted to offer to the market this two bedroom detached bungalow situated in the popular residential area of Langney, just off of Priory Road. The accommodation comprises double glazed door into entrance vestibule with door to ENTRANCE HALL: built-in airing cupboard and storage cupboard. CLOAKROOM/WC: low level wc, wall mounted wash hand basin, opaque window. SHOWER ROOM: Shower cubicle with shower over, vanity unit with inset wash hand basin, half tiled walls, opaque window. LOUNGE: Fire surround with fitted electric fire, laminate flooring, large picture window overlooking rear elevation. KITCHEN: Fitted with a range of base, drawer and wall units, contrasting working surfaces incorporating inset stainless steel sink unit with window above overlooking rear garden, further window to side and double glazed door to rear garden, inset gas hob with built-in electric oven under, space and plumbing for washing machine, cupboard housing gas fired boiler, further appliance space. MASTER BEDROOM: Large picture window to front elevation. BEDROOM TWO: Large picture window to front elevation. OUTSIDE: OPEN PLAN FRONT GARDEN laid mainly to lawn with flower and shrub borders. REAR GARDEN: Mainly paved with mature flower and shrub borders, enclosed by fencing with side gate to garage. Off road parking leading to Garage. Considered to be in good decorative order throughout, an early viewing is strongly advised by the owner's agents.

ENTRANCE HALL

CLOAKROOM

SHOWER ROOM

LOUNGE

16'8" (5.08m) x 11'11" (3.63m)

KITCHEN

11'3" (3.43m) x 11'2" (3.4m)

MASTER BEDROOM

13'5" (4.09m) x 11'7" (3.53m)

BEDROOM TWO

12'0" (3.66m) x 9'10" (3m)

OUTSIDE

Open plan front garden

**Rear garden mainly paved enclosed by fencing with
side gate access to Garage & off road parking**

EPC RATING `E`



FIXTURES AND FITTINGS: Fixtures and fittings other than those mentioned above to be agreed with the vendor.

SERVICES: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

MORTGAGE AND FINANCIAL ADVICE: Our Independent Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange your appointment, please contact our office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

ALL MEASUREMENTS: All measurements are approximate.

OTHER SERVICES AVAILABLE: We can recommend highly qualified builders, local solicitors, chartered surveyors and removal companies. To arrange home visits or free quotations please contact our office.

VIEWING BY APPOINTMENT ONLY: Please contact our office. Tel: 01323 736000