



13 Heron Close, Eastbourne, BN23 7RU

£245,000 Freehold (draft details)

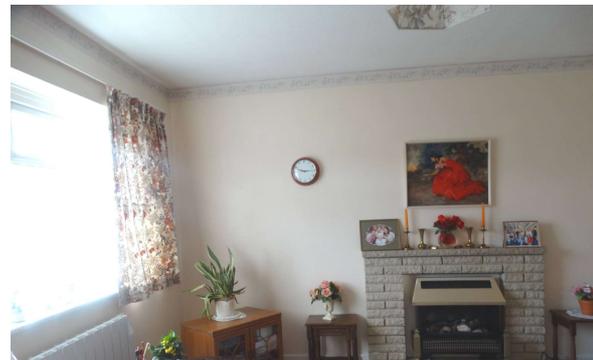
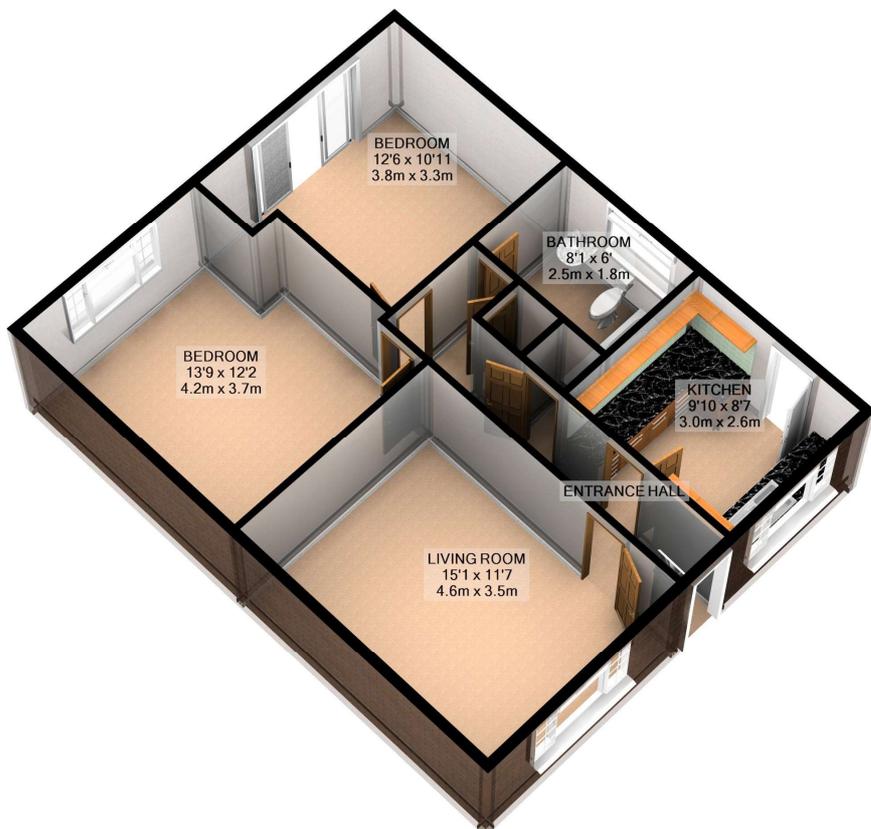
CHAIN FREE | POPULAR BIRDS ESTATE | Cavendish & Co are delighted to offer to the market this two bedroom semi-detached bungalow situated on the popular 'Birds Estate', Langney within easy reach of Langney Shopping Centre with its local shops and amenities and bus services. The property comprises covered entrance to double glazed front door into entrance hall with built-in airing cupboard and built in cloaks cupboard. Lounge/dining room: Feature fireplace and window overlooking front elevation. Kitchen: A range of base and wall units, working surfaces incorporating inset stainless steel sink with window above overlooking front elevation, space for electric cooker (to remain) space and plumbing for washing machine, further appliance space, built-in larder cupboard, double glazed door to side leading to garage and rear garden. Bathroom/wc: White suite comprising panelled bath with twin grips and shower attachment over, low level wc, pedestal wash hand basin, tiled walls, obscure window to side. Bedroom One: Window overlooking rear elevation. Bedroom Two: Patio doors overlooking and leading to rear garden. Outside - Open plan front garden laid mainly to lawn with raised brick flower bed, driveway providing off road parking leading to garage. Rear garden with paved patio area, circular lawned area, enclosed by confier hedging and timber fencing, side gate access to garage and front. The property is being offered for sale with no onward chain and an early viewing is strongly recommended by the owner's agents.

ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
BATHROOM/WC
BEDROOM ONE
BEDROOM TWO

OUTSIDE

Open plan front garden laid mainly to lawn.
 Driveway providing off road parking leading to garage.
 Rear Garden with paved patio area, circular lawned area, enclosed by conifer hedging and timber fencing, side gate access.

EPC RATING - E



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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