



13 Rutland Close, Eastbourne, BN21 2SJ

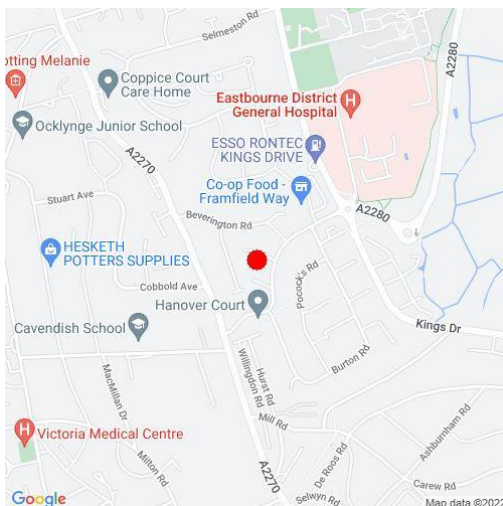
Price £399,950 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well proportioned three bedroom detached bungalow enjoying a quiet location towards the head of a cul-de-sac and set within relatively level southerly facing gardens, in the favoured Rodmill area of Eastbourne. The accommodation comprises a generous sitting room with separate dining area, both enjoying a southerly aspect over the rear garden. The living accommodation is separated from the bedrooms by an inner hall and the three bedrooms are served by a bathroom with separate wc. The bungalow is presented for sale in clean and tidy condition and benefits from gas central heating and sealed unit double glazing, however some redecoration and modernisation is now deemed desirable. Distant views over Eastbourne to the sea are enjoyed from the rear garden. Local shopping facilities are within a few hundred yards at Framfield way, whilst buses stop nearby serving Eastbourne town centre and railway station which are within 1.5 miles.





At a Glance:

- No onward chain
- Southerly facing lawned gardens
- Views over Eastbourne to the sea from the rear garden
- Three bedrooms
- Generous sitting room and separate dining area
- Bathroom and separate wc
- Garage and off-road parking
- Gas central heating
- Sealed unit double glazing

Accommodation:

HALL

SITTING ROOM

15'4" (4.67m) x 11'2" (3.4m)

DINING ROOM

10'6" (3.2m) x 10'4" (3.15m)

KITCHEN

10'2" (3.1m) x 8'10" (2.69m)

INNER HALL

BEDROOM 1

12'0" (3.66m) x 11'0" (3.35m)

BEDROOM 2

11'8" (3.56m) x 9'4" (2.84m)

BEDROOM 3

9'6" (2.9m) x 8'0" (2.44m)

BATHROOM

SEPARATE WC

OUTSIDE:

GARDENS

GARAGE

COUNCIL TAX:

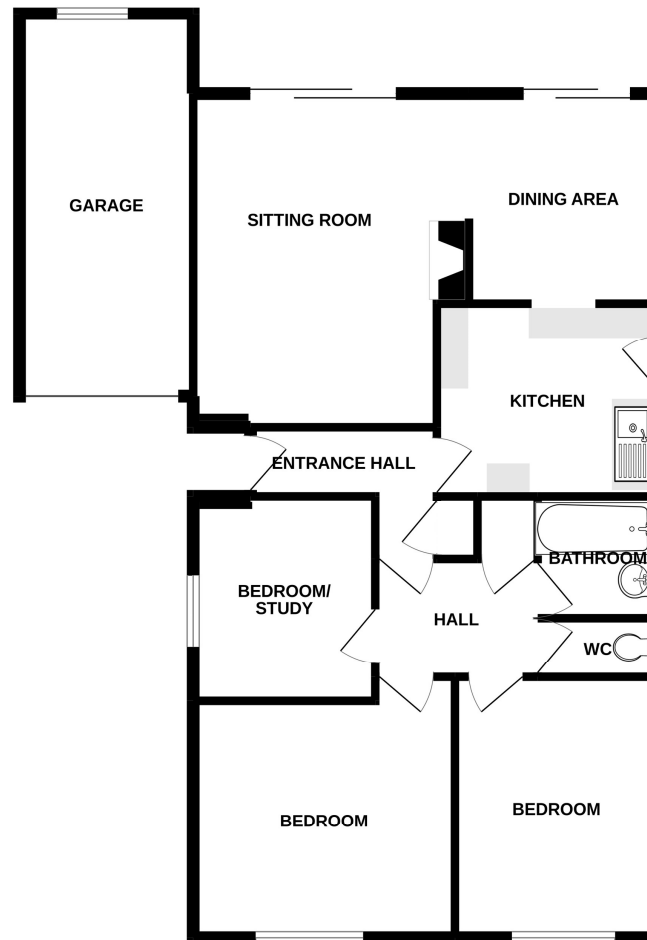
Band "D"

EPC:

"E"



GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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