



59 Ramsay Way, Eastbourne, BN23 6DF

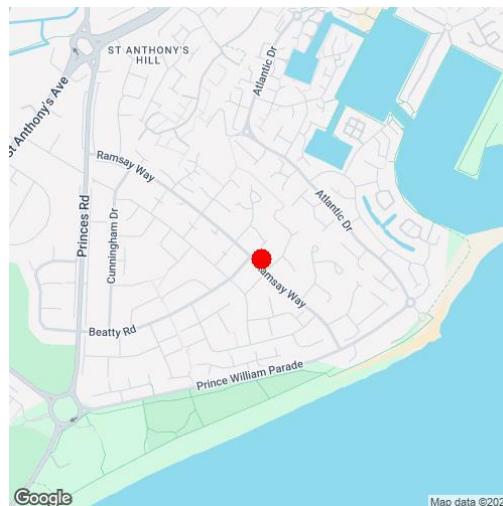
Price £350,000 | Freehold

**LS** Leaper  
Stanbrook

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A well proportioned detached bungalow with two double bedrooms within a few hundred yards of the seafront in the favoured Langney Point area, available with no onward chain. The accommodation comprises a generous living room with patio doors opening onto a sun room, which in turn opens onto the rear garden. The kitchen has a range of wall and base units with an integrated oven and hob whilst the two bedrooms are served by a shower room/wc. The landscaped front garden with shrub borders provides some screening from the road, whilst a driveway provides off-road parking and access to the detached garage. The rear garden is principally laid to lawn with a small patio and timber shed. Although the bungalow would benefit from some modernisation it is presented for sale in clean and tidy decorative condition and benefits from gas central heating and sealed unit double glazing. Local shopping facilities are within a couple of hundred yards in Beatty Road, whilst Eastbourne town centre is approximately 2.5 miles away.





## At a Glance:

- No onward chain
- Favoured Langney Point location
- Garage and additional off-road parking
- Two double bedrooms
- Gas central heating
- Sealed unit double glazing
- Gardens front and rear

## Accommodation:

### HALL

### LIVING ROOM

16'9" (5.11m) x 11'9" (3.58m)

### KITCHEN

10'0" (3.05m) x 8'0" (2.44m)

### BEDROOM 1

13'0" (3.96m) x 12'0" (3.66m)

### BEDROOM 2

10'0" (3.05m) x 9'0" (2.74m)

### SHOWER ROOM/WC

### OUTSIDE:

### GARDENS FRONT AND REAR

### GARAGE AND OFF-ROAD PARKING

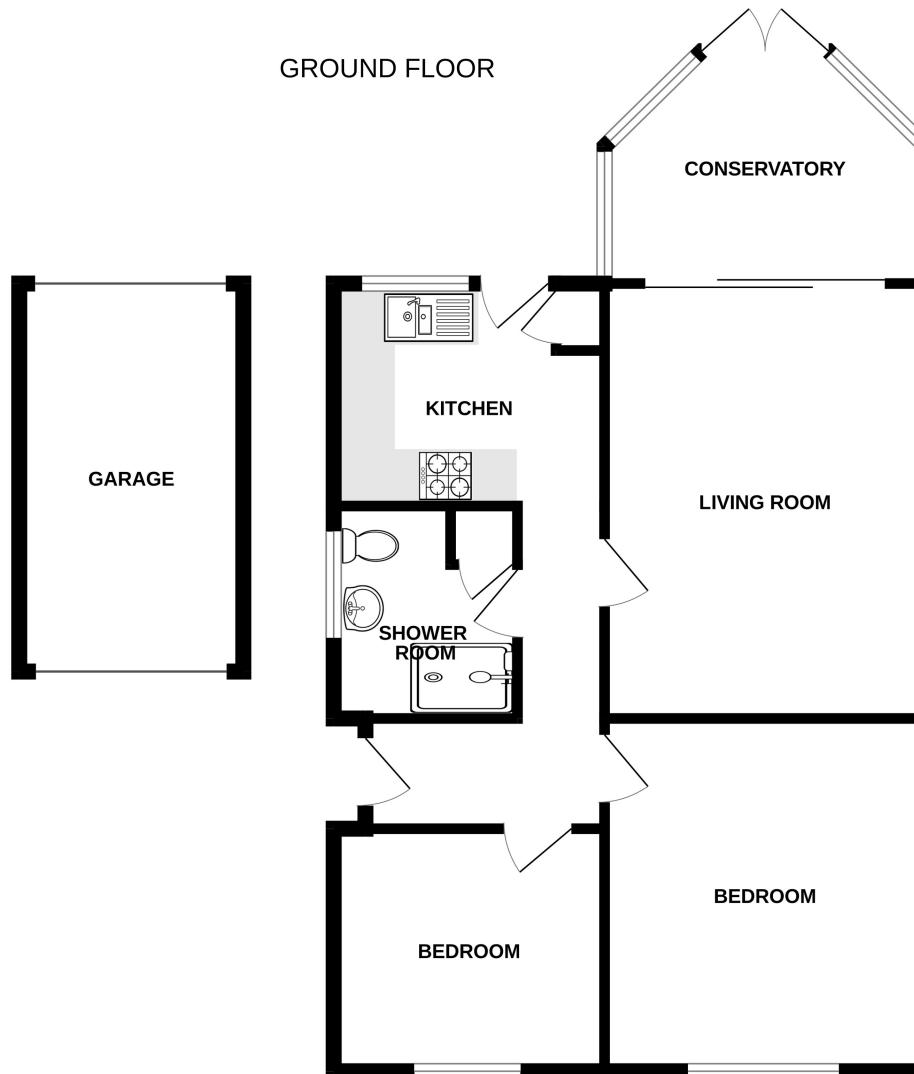
### COUNCIL TAX BAND:

Band 'D'

### EPC:

'C'





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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