



12 Burton Road, Eastbourne, BN21 2RE

Price £385,000 | Freehold

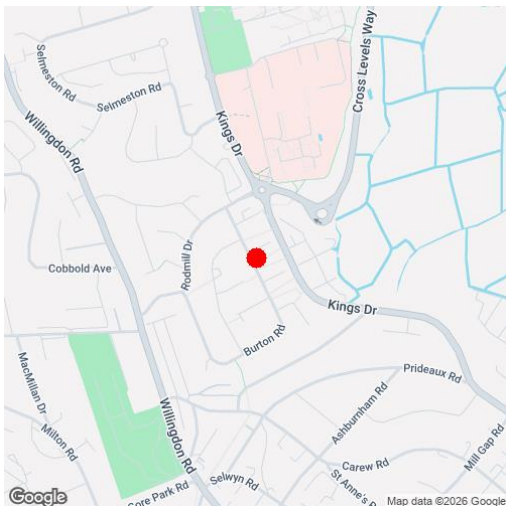
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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A pleasant two double bedroom detached bungalow in the popular Rodmill area of Eastbourne and conveniently located within close proximity to local shops, amenities, bus routes and Eastbourne District General Hospital. This delightful property enjoys accommodation comprising entrance porch, entrance hall, excellent size L-Shaped sitting/dining room with pleasant outlook over rear garden, modern kitchen with range of matching wall and base units, appliance spaces, single drainer sink and door to outside. There are two good size double bedrooms and a well appointed shower room/wc. There is a pleasant area of garden to the front and the property is approached via an excellent sized block paved driveway providing off road parking for several vehicle which leads to a single garage. To the rear there is a well stocked garden mainly laid to lawn with area of patio plus a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating.







### At a Glance:

- Two bedroom detached bungalow
- Popular Rodmill location
- L-shaped sitting/dining room
- Kitchen
- Shower room/wc
- Well stocked rear garden
- Driveway and garage
- Close to Rodmill shops, bus routes and hospital
- Double glazed
- Gas central heating

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**L-SHAPED SITTING / DINING ROOM**

21'4" (6.5m) Max x 19'9" (6.02m) Max

**KITCHEN**

9'9" (2.97m) x 8'5" (2.57m)

**BEDROOM 1**

14'8" (4.47m) x 11'2" (3.4m)

**BEDROOM 2**

9'9" (2.97m) x 8'9" (2.67m)

**SHOWER ROOM**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**DRIVEWAY**

**GARAGE**

**COUNCIL TAX:**

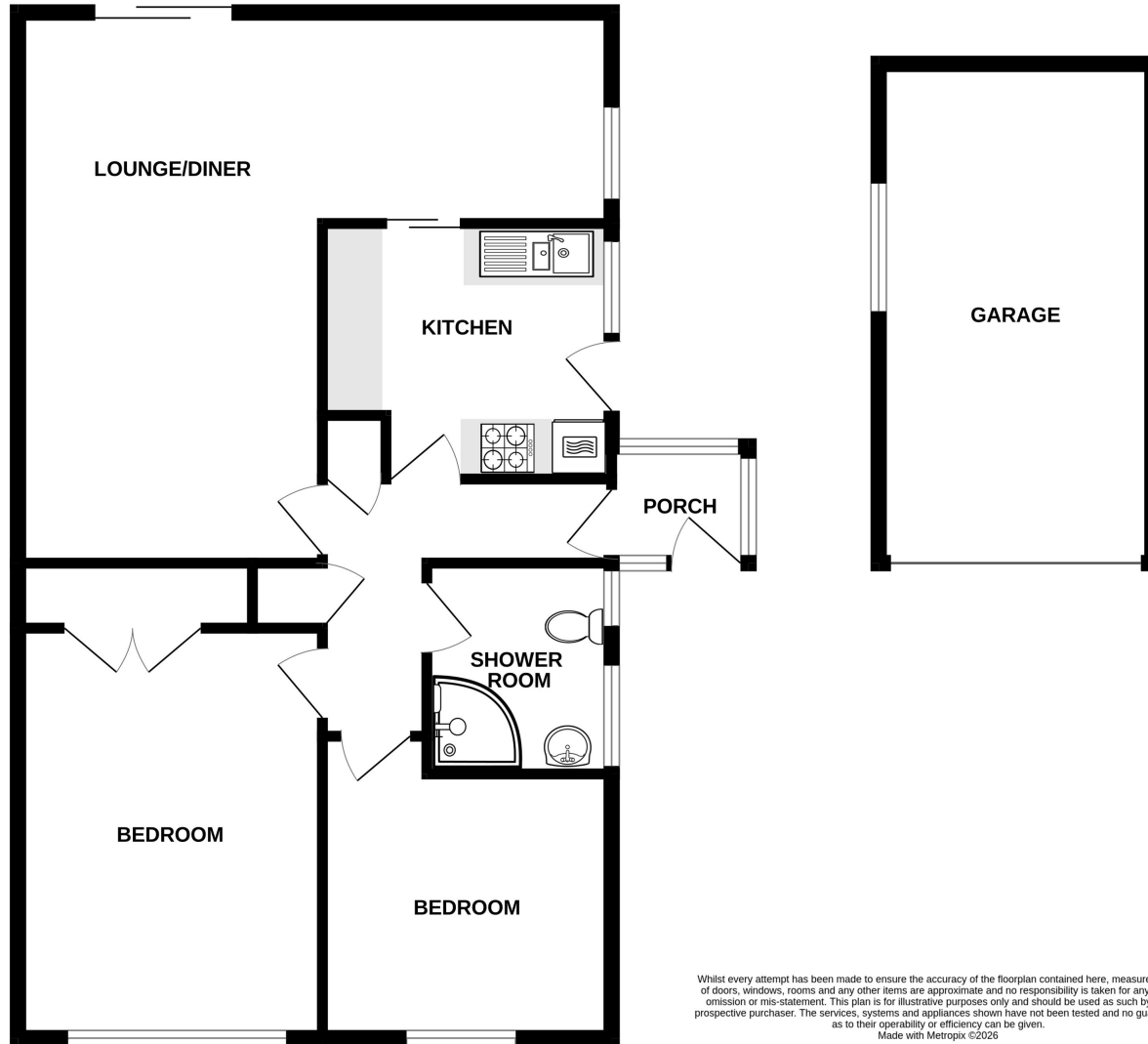
Band 'D'

**EPC:**

'D'



## GROUND FLOOR



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