



25 Coleridge Walk, Eastbourne, BN23 7QJ

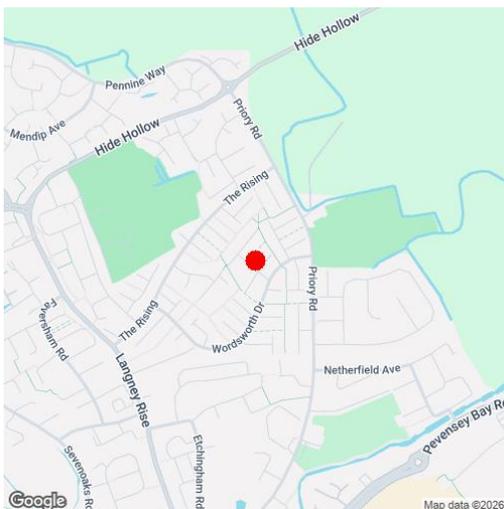
Price £290,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A nicely presented two bedroom semi-detached bungalow located in the quiet and sought after Poets estate in Langney within easy reach of Langney Shopping Centre and good bus routes. This pleasant bungalow is nestled in a quiet walk way position with no passing traffic and enjoys accommodation comprising entrance hall, spacious sitting/dining room, kitchen with range of matching wall and base units with areas of work surface, conservatory, two double bedrooms, shower room and separate wc. The property boasts good size gardens to the front and rear and there is the convenience of a single garage accessed via from the rear of the property. Additional benefits include double glazing and gas central heating.





At a Glance:

- Well presented two bedroom semi-detached bungalow
- Quiet walk way position
- Popular Poets estate
- Easy reach of Langney shopping centre and bus routes
- Spacious sitting/dining room
- Kitchen
- Shower room and separate wc
- Conservatory
- Garage
- Gardens to front and rear

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING/DINING ROOM
17'2" (5.23m) x 10'10" (3.3m)

KITCHEN
9'9" (2.97m) x 9'0" (2.74m)

CONSERVATORY
10'5" (3.18m) x 6'8" (2.03m)

BEDROOM 1
12'1" (3.68m) x 10'10" (3.3m)

BEDROOM 2
10'1" (3.07m) x 8'2" (2.49m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

FRONT & REAR GARDENS

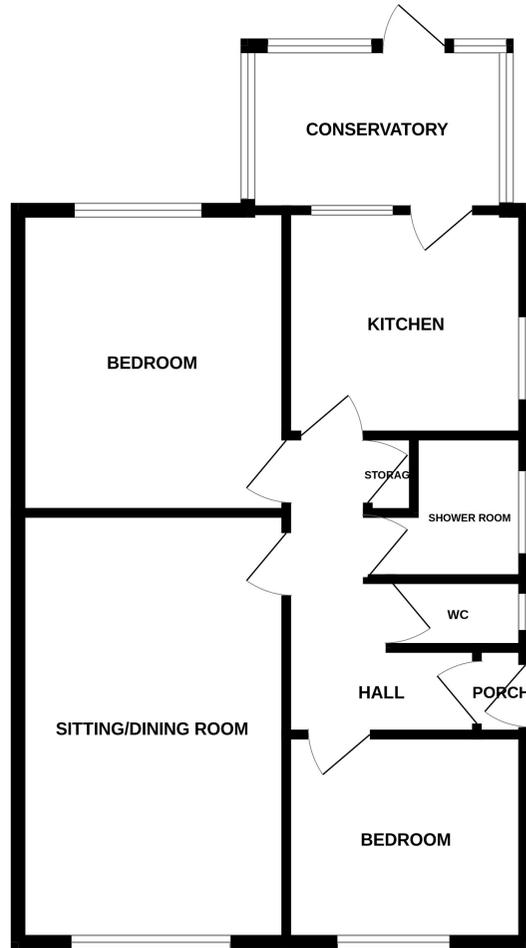
GARAGE

COUNCIL TAX:
Band "C"

EPC:
"D"



GROUND FLOOR



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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