



24 Shelley Walk, Eastbourne, BN23 7QX

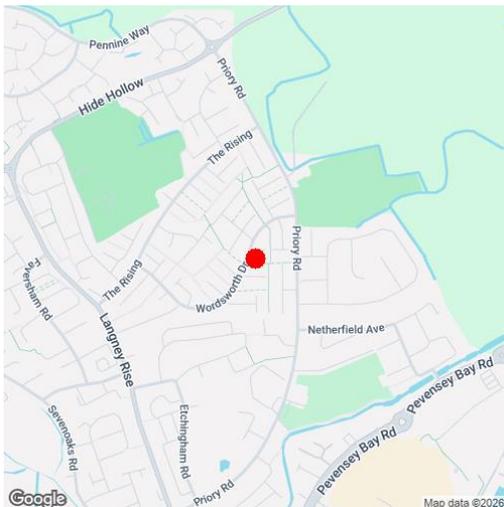
Price £260,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A 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. The property would benefit from updating, however, offers well proportioned accommodation comprising an entrance hall, a sitting room/dining room, a kitchen, a conservatory, two bedrooms and a bathroom. The property has gardens to the front and rear and a garage. Additional benefits include wall mount electric heating and double glazed windows. The property is available with no onward chain.





## At a Glance:

- Semi detached bungalow
- Two bedrooms
- Sitting room/dining room
- Gardens front and rear
- Garage
- Close to shops and amenities
- No onward chain

## Accommodation:

**ENTRANCE HALL**

**SITTING ROOM**

19'5" (5.92m) Max x 10'7" (3.23m)

**KITCHEN**

9'10" (3m) x 8'4" (2.54m)

**CONSERVATORY**

7'0" (2.13m) x 6'0" (1.83m)

**BEDROOM ONE**

13'2" (4.01m) x 10'6" (3.2m)

**BEDROOM TWO**

9'10" (3m) x 8'5" (2.57m)

**BATHROOM & WC**

**OUTSIDE:**

**GARDENS TO THE FRONT AND REAR**

**GARAGE**

In rear garden

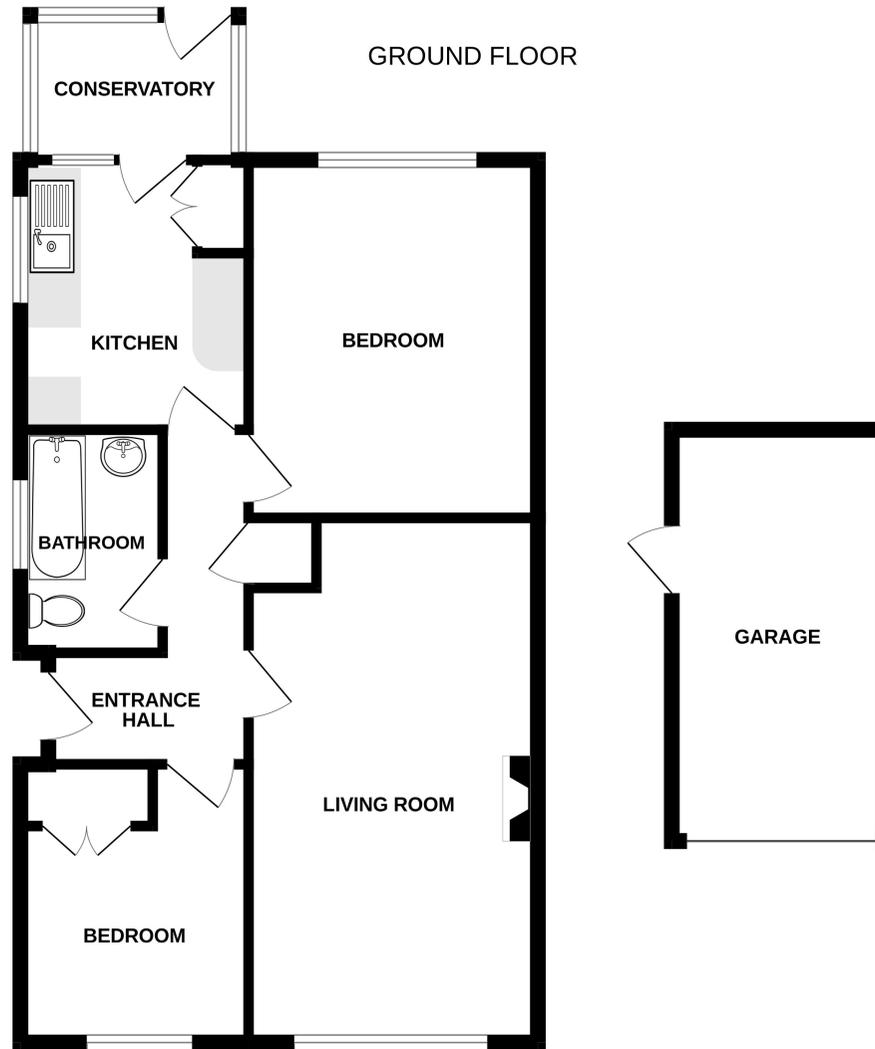
**COUNCIL TAX**

Band 'C'

**EPC**

'E'





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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