



11 Netherfield Avenue, Eastbourne, BN23 7BS

£325,000



CHAIN FREE. This delightful link-detached bungalow offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, a spacious living room adjoining the double glazed conservatory, fitted kitchen and modern shower room with low profile shower enclosure.

Additionally, the property boasts a mobility access ramp, a driveway with space for three cars and a garage.

The bungalow is located just a short distance from local shops and the picturesque harbour, offering a variety of leisure and shopping options.



ENTRANCE PORCH
15'1" x 5'0" (4.60 x 1.54)

HALLWAY
Fitted storage/cloaks cupboard, radiator.

KITCHEN
9'9" x 8'6" (2.99 x 2.61)
Double glazed window and door to side.
Fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, fitted gas hob and electric double oven, single drainer stainless steel sink unit, plumbing points for washing machine and dish-washer.

LOUNGE
15'10" x 13'1" (4.83 x 3.99)
Double glazed bay window to front and glazed French doors to rear opening to the conservatory. marble effect fire place with fitted electric fire, television point, radiator.

CONSERVATORY
12'4" x 12'3" (3.78 x 3.75)
Of double glazed construction, with two radiators, wall lights and power point. French doors to raised decking and single door to the side.

BEDROOM ONE
11'8" x 9'7" (3.58 x 2.93)
Double glazed window to rear, radiator, fitted four door wardrobe.

BEDROOM TWO
12'2" x 8'11" (3.72 x 2.74)
Double glazed bay window to front, radiator.

SHOWER ROOM
8'5" x 6'4" (2.59 x 1.95)
Double glazed window to side. Fitted with a white suite comprising low profile shower area, low flush wc and hand basin with vanity cupboard. Tiled walls, radiator, linen cupboard housing gas boiler.

OUTSIDE
FRONT GARDEN. Area of lawn with adjacent block paved driveway providing off road parking for three cars. Mobility access ramp with shallow incline, ideal for wheel chair users and children's pushchairs/prams.

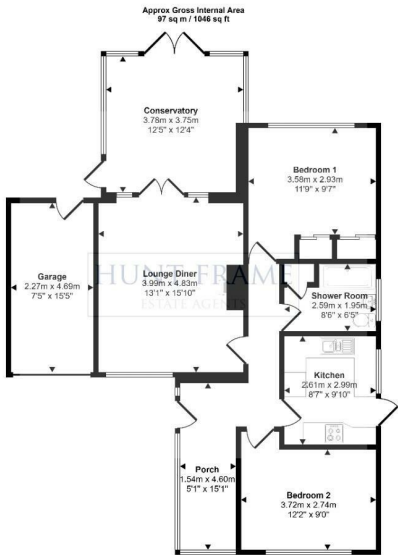
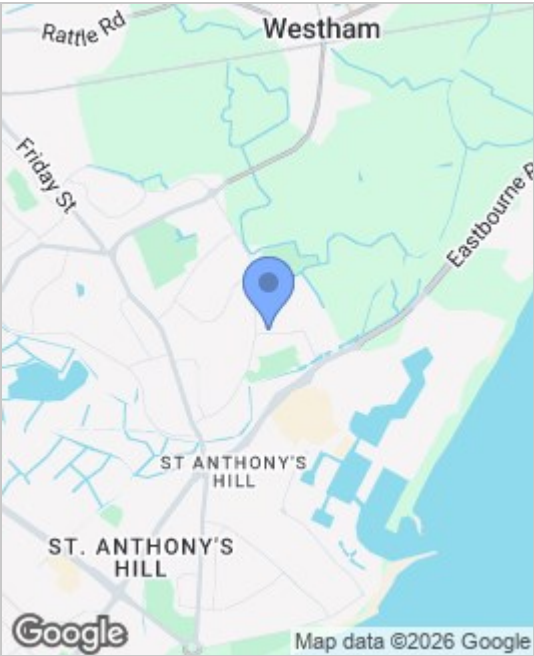
REAR GARDEN. Raised decking immediately to the rear of the

conservatory, with steps down to lawn with raised flower and shrub beds. Timber shed, outside tap, gate to side.

GARAGE
15'4" x 7'5" (4.69 x 2.27)
With electric roller door, power and light. Personal door to rear garden.

Council Tax Band C

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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