



12 Burton Road, Eastbourne, BN21 2RE

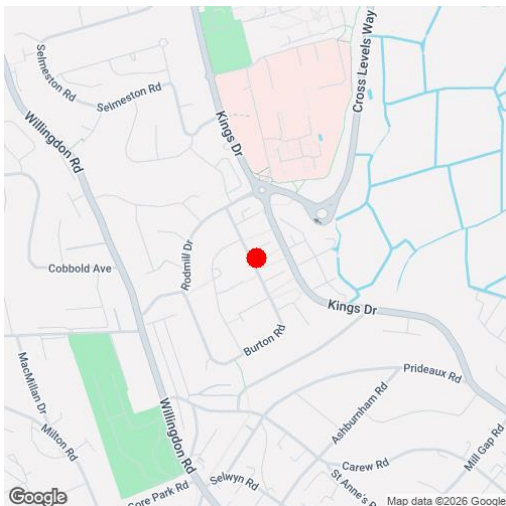
Price £330,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

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:

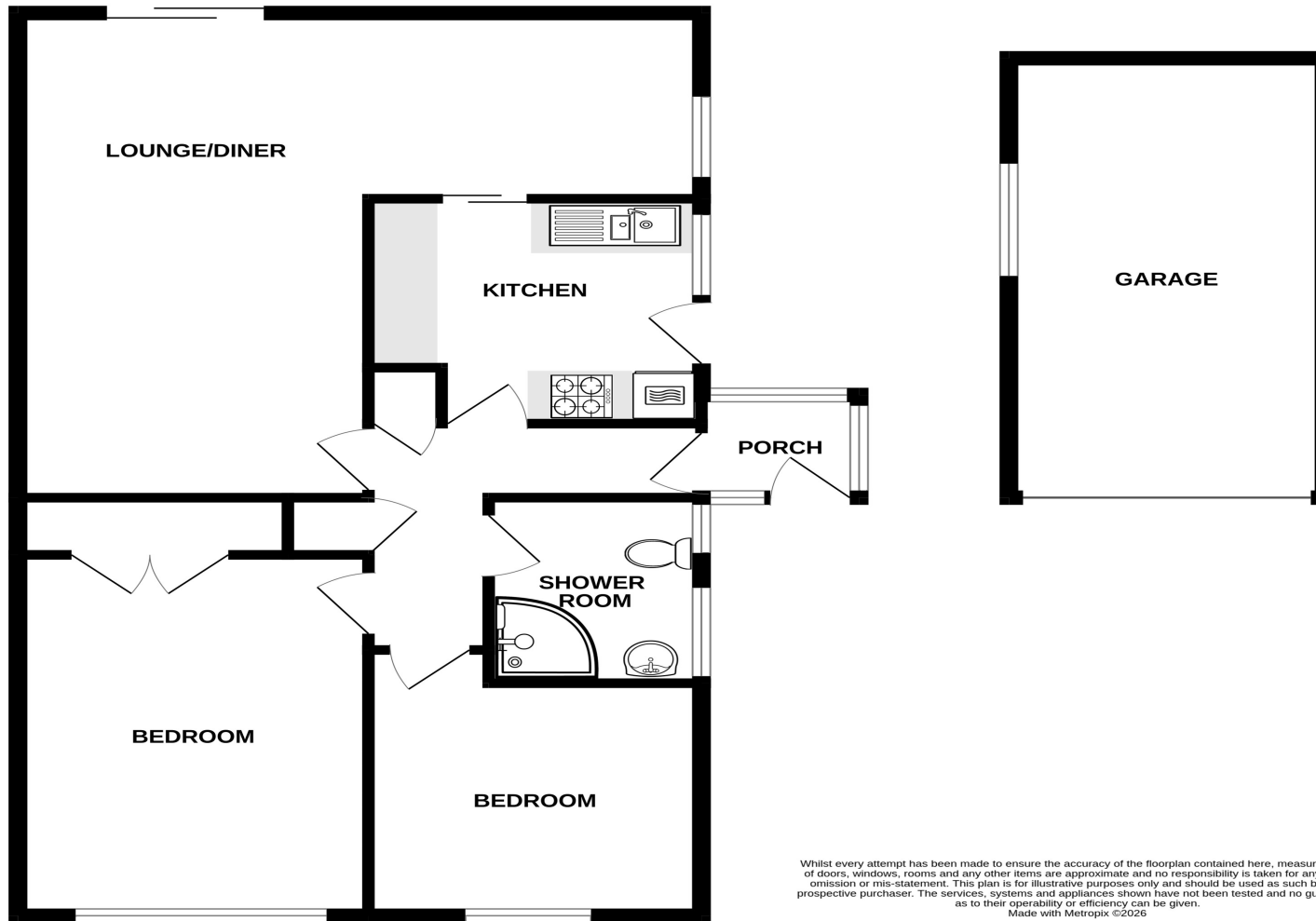
Band 'D'

EPC:

'D'



GROUND FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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