



**Willow Walk  
Eastbourne  
East Sussex  
BN22**

**Offers in Excess of £258,000**

**bettermove** 

# Willow Walk

## Eastbourne

Bettermove are proud to present this 2 bedroom bungalow in Eastbourne, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is C.

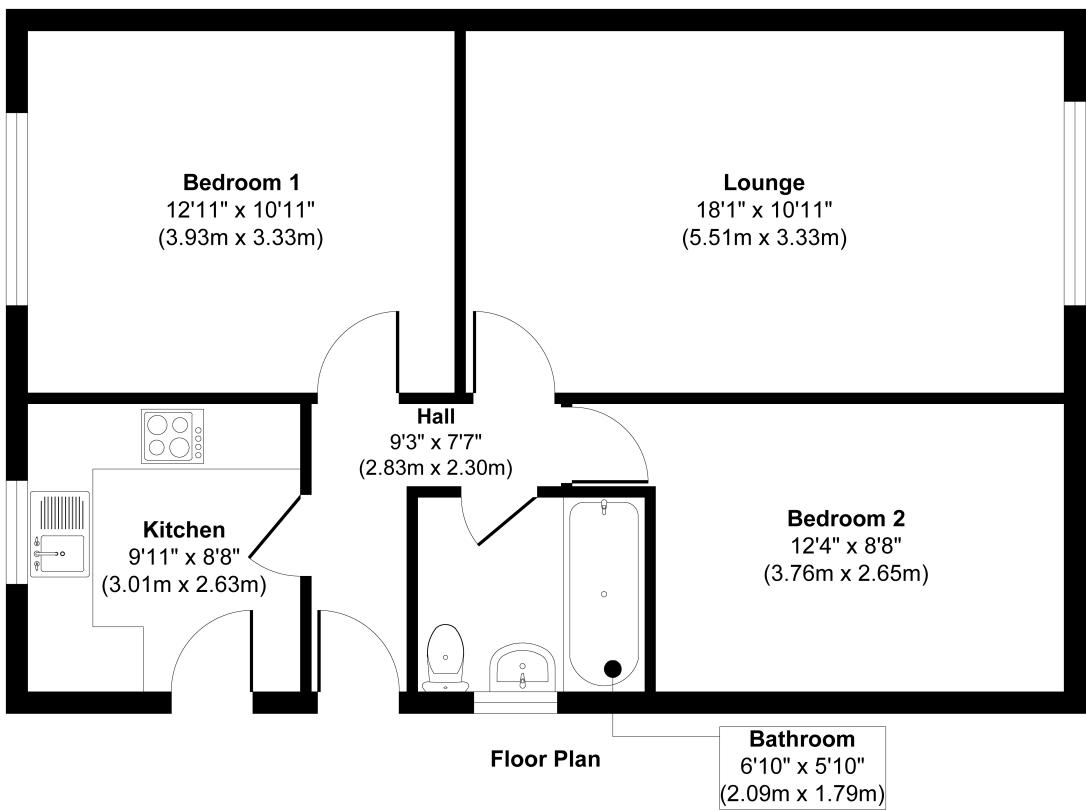
The interior of this well presented property comprises a spacious living room, fitted kitchen, two double bedrooms, and the family bathroom. Outside, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular coastal town of Eastbourne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hampden Park (Sussex) (HMD) Train Station, a variety of local bus routes, and quick access to the A22.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



## BN22 0SD - 3 Willow Walk



### Approx. Gross Internal Floor Area 624 sq. ft / 58.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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