



13 Magpie Road
Eastbourne, BN23 7RG

Guide price £300,000



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Phil Hall Estate Agents welcomes to the market Magpie Road, Eastbourne, a delightful bungalow nestled in a sought-after residential area. This beautifully presented two-bedroom semi-detached bungalow offers a wonderful blend of comfort, practicality, and style. Boasting off-road parking, a garage, and a charming private rear garden, this home is ideal for those seeking a peaceful yet well-connected retreat.

Upon entering the property, you are greeted by a welcoming front porch that leads into the generously sized living/dining room. This inviting space is bathed in natural light, thanks to a large double-glazed window to the front, creating a bright and airy atmosphere. The living area offers ample room for both relaxation and dining, making it a versatile space for everyday living and entertaining. A charming feature archway seamlessly connects this space to the modern kitchen.

The kitchen is well-appointed with a stylish range of wall-mounted and matching base units, providing plenty of storage and workspace. Designed for both functionality and aesthetics, the kitchen is fitted with a built-in oven, hob with extractor hood, and a dishwasher. There is additional space for a freestanding washing machine and fridge freezer. A double-glazed window to the front enhances the sense of space and brightness, while a convenient side door leads to an undercover passageway that provides access to both the front and rear gardens.

The master bedroom is a spacious double, thoughtfully designed with built-in wardrobes and storage cupboards, ensuring ample space for belongings. Overlooking the tranquil rear garden, this room provides a serene and private retreat.

The second bedroom is also a comfortable double, enjoying similar garden views. This versatile space could also serve as a guest room, home office, or hobby room, depending on the needs of the new owner.

The bathroom is well-equipped with a three-piece suite, comprising a panel-enclosed bath, wash hand basin and wc.





Guide Price £300,000 to £320,000

LOCATION, LOCATION, LOCATION

Magpie Road is set within a desirable and well-established residential area, offering a peaceful environment while remaining close to essential amenities. Eastbourne town centre is just a short drive away, providing a wide range of shops, restaurants, and leisure facilities. Excellent transport links, including bus routes and easy access to major roads, make commuting straightforward. The area is also well-served by reputable schools, parks, and recreational spaces, making it an attractive choice for families, retirees, and professionals alike.

Entrance Porch

6'10 x 3'05 (2.08m x 1.04m)

Living Room/Dining Room

15'01 x 15'00 (4.60m x 4.57m)

Kitchen

10'00 x 8'04 (3.05m x 2.54m)

Bedroom One

13'03 x 12'06 max (4.04m x 3.81m max)

Bedroom Two

12'06 max x 10'04 (3.81m max x 3.15m)

Bathroom

7'06 x 5'10 (2.29m x 1.78m)

Outside

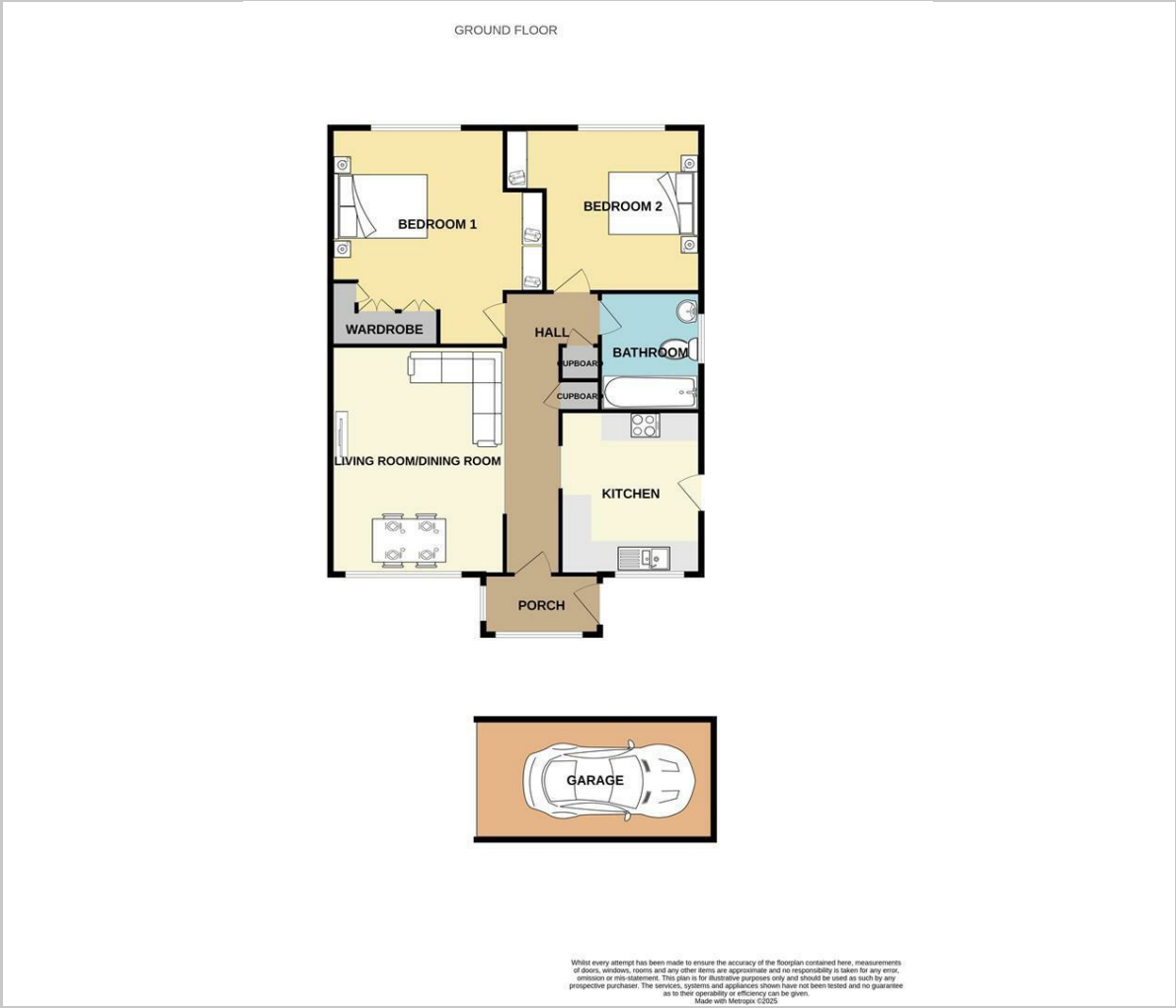
The property's exterior is equally impressive, offering a well-maintained and thoughtfully designed outdoor space. The front garden is predominantly laid to lawn, complemented by a pathway leading to the entrance and providing side access to the rear garden. A driveway allows for convenient off-road parking and leads to a single garage, offering additional storage or secure parking options.

The sunny rear garden is fully enclosed, creating a private oasis perfect for outdoor enjoyment. A central lawn is surrounded by mature plants and shrubs, adding to the charm and greenery of the space. Towards the rear of the garden, a paved patio area provides the perfect spot for alfresco dining, entertaining, or simply relaxing in the sunshine. Additionally, a dedicated play area, laid with woodchip, offers a safe and enjoyable space for children or could be adapted for alternative use, such as a garden feature or additional seating area. Side access via the alleyway enhances convenience, allowing for easy movement between the front and rear of the property.

Driveway and Garage



Floor Plan



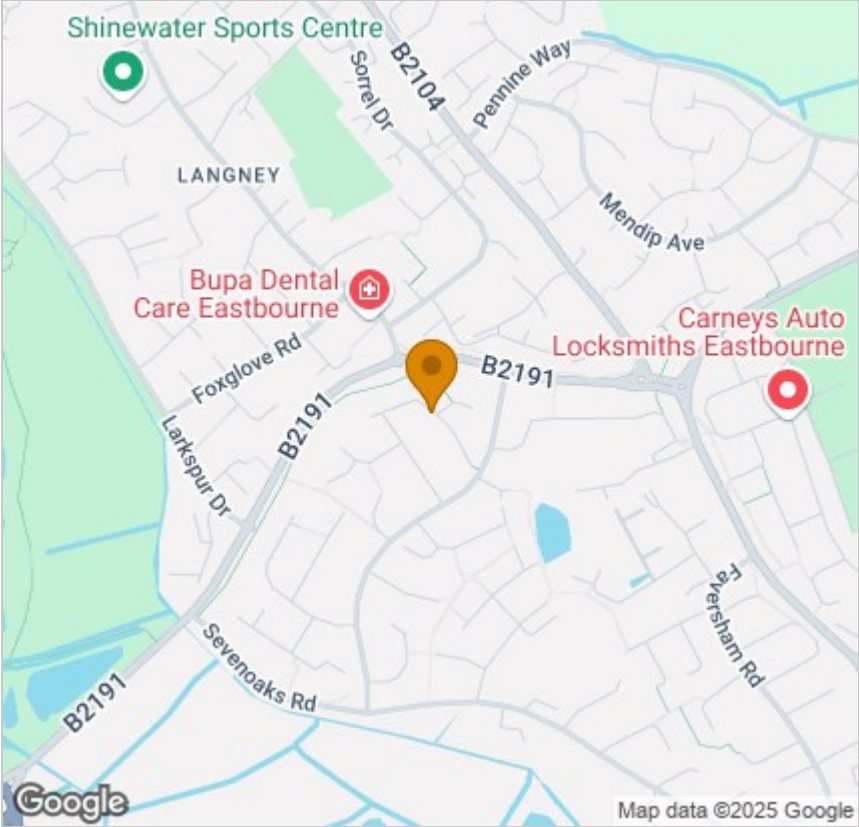
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

