



76 Tolkien Road  
Eastbourne, BN23 7AQ

£280,000



# 76 Tolkien Road

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Phil Hall Estate Agents brings to the market this delightful two-bedroom semi-detached bungalow occupying a generous corner plot, ideally situated in this popular and sought-after residential location. The property benefits from easy road links into Eastbourne, excellent bus routes, and is within a short walk of local schools and shops. Offered to the market chain free, this home presents an excellent opportunity for a wide range of buyers.

Entering the property into an L-shaped entrance hall which provides access to all principal rooms and benefits from loft access, along with two built-in storage cupboards, offering practical and convenient storage solutions rarely found in similar properties.

To the rear of the bungalow is a spacious living and dining room, enjoying a pleasant outlook over the garden. This versatile room provides ample space for both lounge and dining furniture, making it ideal for everyday living as well as entertaining. The layout also offers exciting scope for improvement, with the potential to replace the existing window with French or bi-fold doors to create direct access to the rear garden and further enhance the sense of space and natural light.

The separate modern kitchen is well-appointed and thoughtfully designed, fitted with a range of wall-mounted and matching base units complemented by work surfaces over. There is ample space for under-counter appliances including a cooker, washing machine, fridge, and freezer. A window overlooks the rear garden, providing natural light, while a door to the side offers convenient access to the garden and driveway.

Both bedrooms are located at the front of the property and are generous double rooms, each offering comfortable accommodation and flexibility of use. These rooms would suit a variety of needs, whether as bedrooms, a guest room, or a home office. The modern bathroom is fitted with a panel-enclosed bath, wash hand basin, and WC, finished in a clean and contemporary style.





**LOCATION, LOCATION, LOCATION**  
Nestled in a highly sought-after Eastbourne neighbourhood, Tolkien Road offers the perfect mix of convenience and charm. Excellent road and bus links make commuting a breeze, while local schools, shops, and amenities are just a short stroll away. Quiet, friendly streets and a strong sense of community make this an ideal spot for families, professionals, or anyone seeking a peaceful yet well-connected location.

#### Entrance Hall

**Living Room/Dining Room**  
16'10 x 10'08 (5.13m x 3.25m)

**Kitchen**  
9'07 x 8'11 (2.92m x 2.72m)

**Bedroom One**  
13'09 x 10'09 (4.19m x 3.28m)

**Bedroom Two**  
9'08 x 8'08 (2.95m x 2.64m)

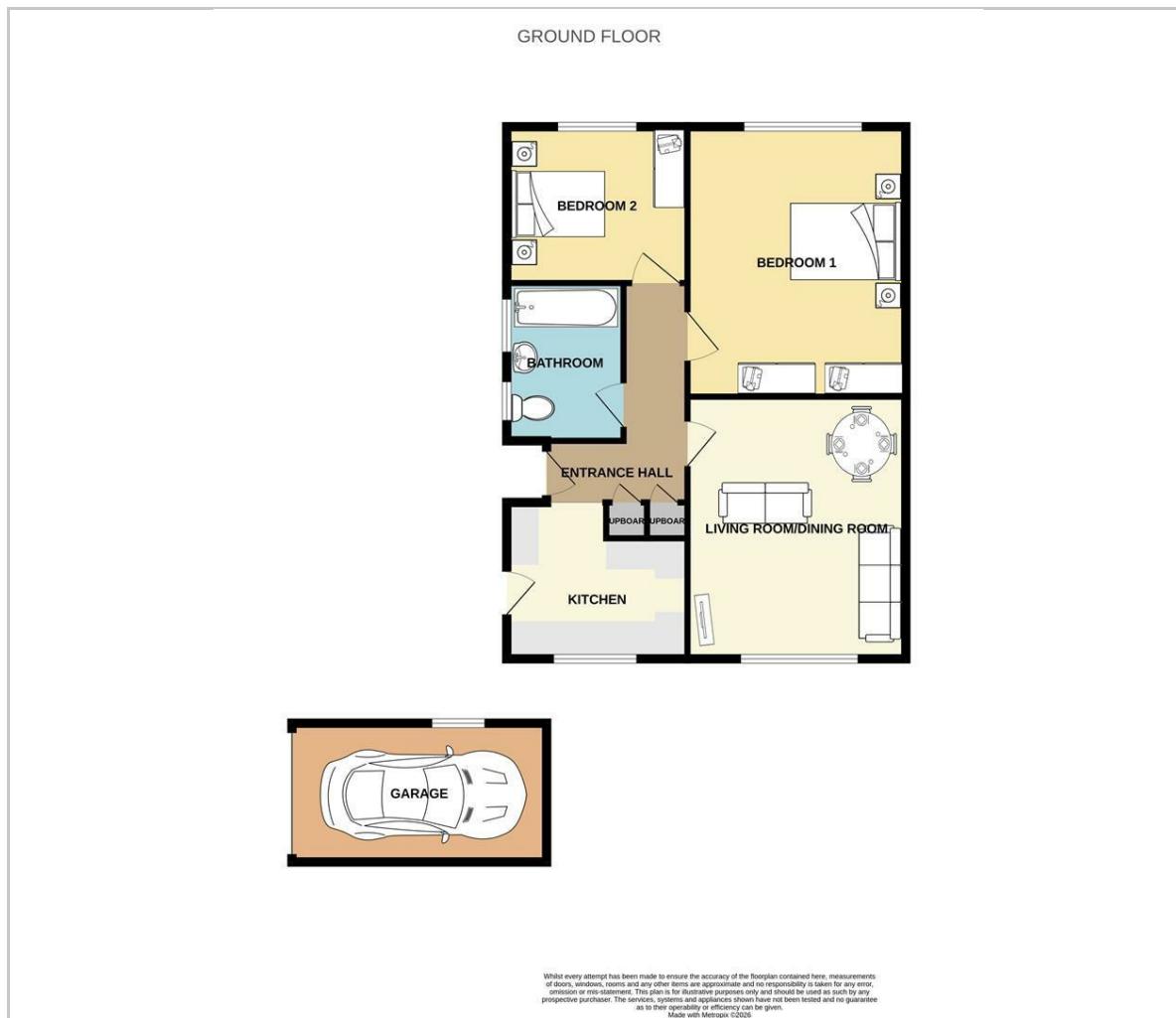
**Bathroom**  
8'00 x 5'05 (2.44m x 1.65m)

**Outside**  
Externally, the property truly benefits from its corner plot position, with gardens wrapping around three sides of the bungalow. The front garden is mainly laid to lawn, creating an attractive first impression. The side garden offers a private and secluded retreat, ideal for a seating area or outdoor dining. The fully enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring a combination of patio areas, astro turf, potting sheds, and a summer house, providing excellent versatility for hobbies, storage, or relaxation. A side gate gives direct access to the garage and driveway, adding to the practicality of the property.

**Garage**  
17'02 x 8'06 (5.23m x 2.59m)



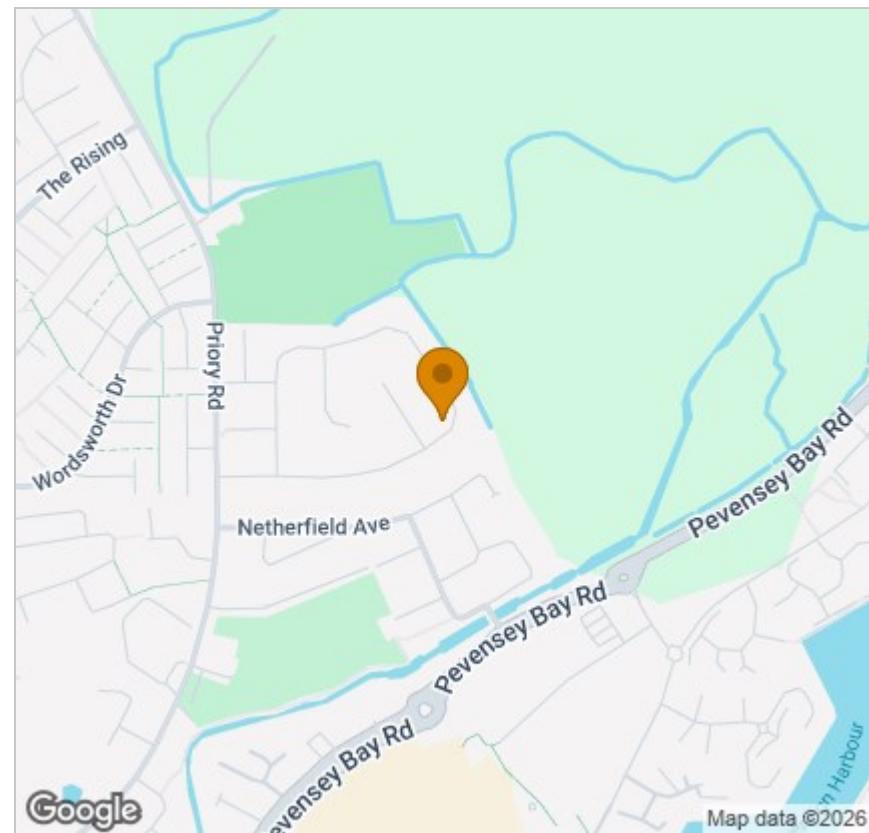
## Floor Plan



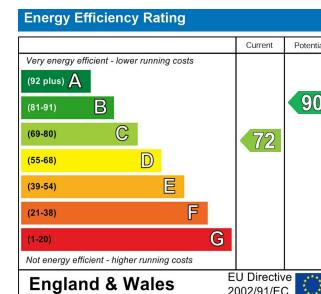
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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