





# welcome to

# **Hazelwood Avenue, Eastbourne**

Fox & Sons are proud to present to the market this Three Bedroom Semi-Detached Bungalow which benefits from modern interior, garage and landscaped rear garden. Situated in the popular Lower Willingdon area, this property is within easy reach of many useful amenities. CALL US TODAY!













#### **Entrance Hall**

Double glazed window and door to the side aspect. Cupboards.

## Lounge

12' 4" x 11' 5" ( 3.76m x 3.48m ) Radiator. Opening leading to:

# **Kitchen / Dining Room**

19' 4" max x 11' 2" (5.89m max x 3.40m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven with gas hob and cooker hood above. Integral dish washer and washing machine. Under floor heating. Skylight. Double glazed French doors and window to the rear aspect.

#### **Bedroom 1**

11' 3" max x 14' into recess ( 3.43m max x 4.27m into recess )

Double glazed window to the front aspect. Two walk in wardrobes. Radiator.

#### **Bedroom 2**

9' 4" x 9' 4" ( 2.84m x 2.84m )

Double glazed window to the side aspect. Radiator.

### **Bedroom 3**

8' 11" x 8' 11" ( 2.72m x 2.72m )

Double glazed window to the front aspect. Radiator.

#### **Bathroom**

Comprising a walk in shower cubicle with over head rainfall shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

#### **Rear Garden**

Patio area adjoining the property. Artificial grass. Rear and side gate.

## Garage

Up and over door.



#### Total floor area 81.8 m<sup>2</sup> (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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# Hazelwood Avenue, Eastbourne

- THREE BEDROOM
- SEMI DETACHED BUNGALOW
- MODERN KITCHEN
- GARAGE
- OPEN PLAN KITCHEN / DINER

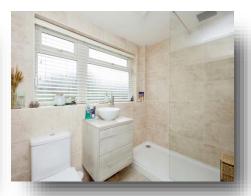
Tenure: Freehold EPC Rating: C

offers in the region of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118624



Property Ref: EBN118624 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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