



**Hazelwood Avenue, Eastbourne BN22 0SQ**



**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](http://www.focalagent.com)



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welcome to

## 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

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Property Ref:  
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