



**Haystoun Close, Eastbourne BN22 0EP**



**welcome to**

**Haystoun Close, Eastbourne**

"£450,000 - £470,000" An attractive two bedroom detached bungalow occupying a generous corner plot in this exclusive close in West Hampden Park. Having undergone refurbishment and modernisation to an extremely high standard by the current owner.



### Entrance Hall

Double glazed door to the side aspect. Loft access. Cupboard. Radiator.

### Lounge / Dining Room

25' 10" max x 12' 10" ( 7.87m max x 3.91m )  
Double glazed window to the rear aspect. Double glazed door to the rear aspect. Radiator.

### Kitchen

9' 1" x 9' 9" ( 2.77m x 2.97m )  
A range of wall and base units with solid oak work top over incorporating a sink and drainer unit. Integral fridge / freezer, slim line dish washer. Double electric oven and hob with extractor fan above. Double glazed window and door to the side aspect.

### Utility Room

8' 9" x 6' 10" ( 2.67m x 2.08m )  
Double glazed door to the front aspect. French doors to the rear aspect. Solid oak work tops. Space and plumbing for washing machine.

### Bedroom 1

13' 11" x 13' 6" into bay ( 4.24m x 4.11m into bay )  
Double glazed bay window to the front aspect. Built in wardrobes. Fitted wardrobes. Radiator.

### Bedroom 2

12' 8" x 9' 10" ( 3.86m x 3.00m )  
Double glazed window to the front aspect. Fitted wardrobes. Radiator.

### Bathroom

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

### Lean To

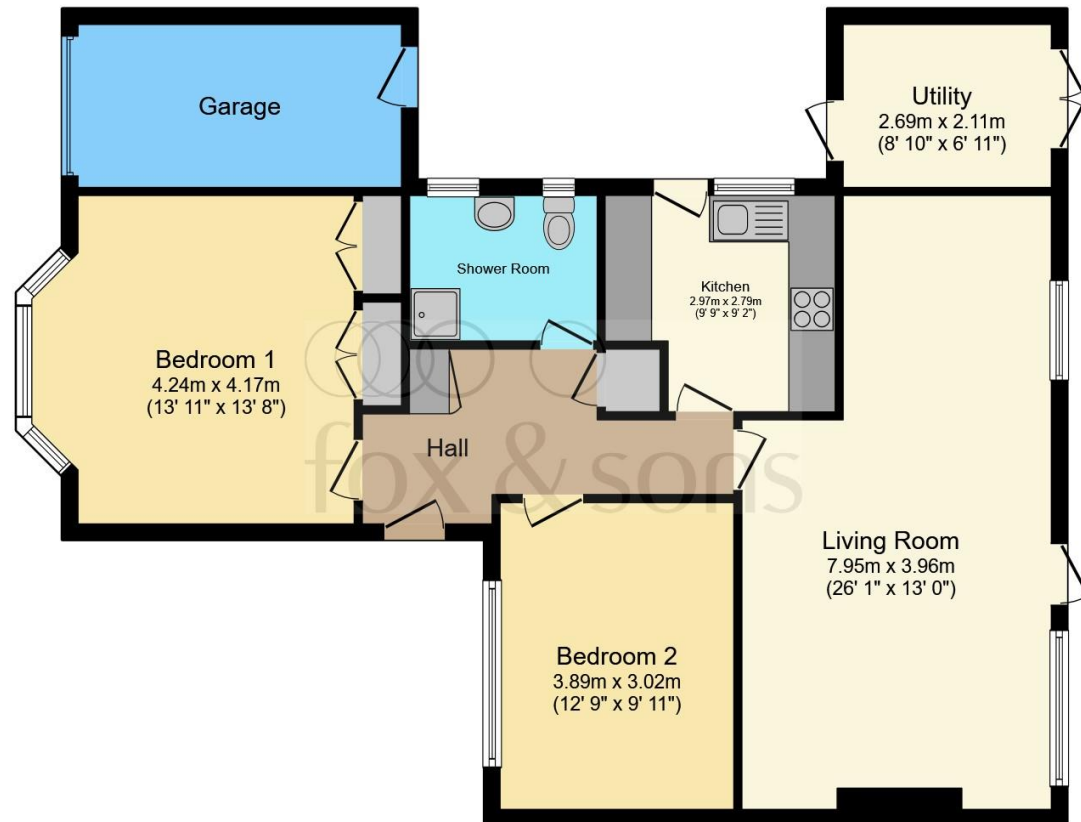
Up and over door.

### Rear Garden

Patio adjoining the property with raised lawned area. Mature trees and shrubs. Pond. Outside tap. Power point.

### Off Road Parking

Block paved driveway for multiple vehicles.



Total floor area 96.1 sq.m. (1,034 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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## Haystoun Close, Eastbourne

- "£450,000 - £470,000"
- DETACHED BUNGALOW
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- MODERN LUXURY BATHROOM

Tenure: Freehold EPC Rating: D

guide price

**£450,000 - £470,000**



Please note the marker reflects the postcode not the actual property

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