



Decoy Drive, Eastbourne BN22 9PP

welcome to

Decoy Drive, Eastbourne

A beautifully presented three bedroom detached chalet bungalow located within a tranquil setting in Hampden Park offering; living room, kitchen, utility room/dining room, three double bedrooms, en-suite and family bathrooms, well-kept gardens and off road parking. CHAIN FREE.



Entrance Hall

Double glazed door and window to the side aspect. Radiator. Cupboard. Airing cupboard. Cupboard containing boiler.

Lounge

23' x 18' 4" (7.01m x 5.59m)
Double glazed patio doors to the front aspect.
Double glazed French doors to the rear aspect.
Double glazed window to the side aspect. Radiators.

Kitchen

7' 9" plus bay x 16' 9" max (2.36m plus bay x 5.11m max)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Double electric oven and gas hob with extractor fan above, Integral fridge / freezer. Integral dish washer.
Radiator. Double glazed bay window to the side aspect.

Utility Room

14' 5" plus cupboard x 8' 2" (4.39m plus cupboard x 2.49m)
Double glazed window to the front aspect. Integral washing machine. Cupboards. Double glazed window to the front aspect. Double glazed door to the side aspect.

First Floor Landing

Cupboard.

Bedroom 1

16' 2" into recess x 16' into recess (4.93m into recess x 4.88m into recess)
Double glazed window to the front and side aspect. Restricted head height. Radiator. Built in wardrobe.

En - Suite

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Double glazed window to the rear aspect.

Bedroom 2

10' 5" x 11' 5" (3.17m x 3.48m)
Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 3

12' 3" max x 9' 5" plus wardrobe (3.73m max x 2.87m plus wardrobe)
Double glazed window to the side aspect. Radiator. Built in wardrobe.

Shower Room

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

Sun Trap Rear Garden

Patio seating area with area laid to lawn. Summer house. Mature trees and shrubs. Side gate. Garden shed. Raised beds.

Parking

Block paved driveway for multiple vehicles.



Total floor area 136.5 m² (1,470 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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Decoy Drive, Eastbourne

- ***Guide Price £550,000 - £575,000***
- THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- TWO RECEPTION ROOMS
- EN-SUITE BATHROOM
- WELL-KEPT GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£550,000 - £575,000



Please note the marker reflects the postcode not the actual property

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