



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£335,000



4 Magnolia Drive, Eastbourne, BN22 0SU

A chain free three bedroom detached house situated on the borders of Hampden Park and Willingdon Trees. Having been extended the house provides spacious accommodation comprising of a lounge/dining room, ground floor cloakroom, extended fitted kitchen with versatile study/office/breakfast room. The first floor comprises of three bedrooms and a refitted shower room. The rear garden is mainly laid to lawn with a high level of seclusion and to the front there is a driveway that leads to the garage. Local schools, shops and bus services into Eastbourne are all close by whilst Hampden Park village is approximately half a mile distance. An internal inspection comes highly recommended.

4 Magnolia Drive,
Eastbourne, BN22 0SU

£335,000

Main Features

- Extended Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- Study/Office/Breakfast Room
- Shower Room/WC
- Secluded Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance

Front door to-

Hallway

Radiator. Stairs to first floor. Door to-

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Lounge/Dining Room

25'3 x 14'1 (7.70m x 4.29m)

Coved ceiling. Three radiators. Wall lights. Serving hatch. Feature fireplace with inset coal effect fire. Double glazed window to front aspect.

Double Aspect Kitchen

17'9 x 8'1 (5.41m x 2.46m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor cookerhood over. Space and plumbing for washing machine. Space for upright fridge freezer. Part tiled walls. Understairs cupboard. Double glazed windows to rear and side aspects. Door to-

Study/Office/Breakfast Room

9'7 x 7'6 (2.92m x 2.29m)

Radiator. Coved ceiling. Double glazed window. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Airing cupboard housing gas boiler. Loft hatch (not inspected). Double glazed window.

Bedroom 1

11'3 x 10'2 (3.43m x 3.10m)

Radiator. Built in double wardrobe. Double glazed window to rear aspect.

Bedroom 2

10'11 x 9'3 (3.33m x 2.82m)

Radiator. Built in double wardrobe. Double glazed window to front aspect with distant views towards the South Downs.

Bedroom 3

7'4 x 7'2 (2.24m x 2.18m)

Radiator. Double glazed window to front aspect with distant views towards the South Downs.

Shower Room/WC

White suite comprising of shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn and provides a high level of seclusion. There are well stocked flower beds and side access to the driveway and garage.

Parking

A driveway to the front of the property provides off road parking and leads to the-

Garage

Up and over door.

COUNCIL TAX BAND = D

www.town-property.com | E. info@town-property.com | T. 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.