

149 Hazelwood Avenue,
Eastbourne, BN22 0XB

Freehold

£400,000



4 Bedroom 1/2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 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.



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GUIDE PRICE £400,000 - £410,000

Located on the borders of Willingdon and Hampden Park, this extended detached house has four bedrooms and offers spacious living accommodation with a sitting/dining room and adjoining conservatory. There is a fitted kitchen/breakfast, cloakroom and a fully tiled shower room/wc with a pleasant landscaped rear garden laid to lawn and patio. A driveway to the side provides off street parking and this leads to the single garage. Double glazing and gas fired central heating and radiators extend throughout. Local shops in Freshwater square, nearby schools and the Village high street shops and mainline railway station in Hampden Park can also be found just over a mile away.

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£400,000**Main Features**

- Detached House

- 4 Bedrooms

- Cloakroom

- Sitting Room Area

- Dining Room Area

- Double Glazed Conservatory

- Kitchen/Breakfast Room

- Shower Room/WC

- Gardens

- Driveway & Garage

Entrance

Double glazed door to-

Double Glazed Porch

Inner door to-

Entrance Hallway

Radiator. Wood laminate flooring. Understairs cupboard. Storage/meter cupboard. Frosted double glazed window.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Wood laminate flooring. Tiled walls. Frosted double glazed window.

Sitting Room Area

15'0 x 12'0 (4.57m x 3.66m)

Fireplace with surround, mantel above and inset electric fire. Wood laminate flooring. Double glazed window to front with fitted shutters.

Dining Room Area

10'7 x 10'3 (3.23m x 3.12m)

Radiator. Wood laminate flooring. Double glazed sliding patio doors to-

Double Glazed Conservatory

9'10 x 7'11 (3.00m x 2.41m)

Radiator. Tiled flooring. Double glazed window to rear aspect and double glazed double doors to rear garden.

Kitchen/Breakfast Room

9'9 x 9'3 (2.97m x 2.82m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and oven and grill under. Integrated fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Bedroom 1

14'9 x 10'4 (4.50m x 3.15m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 2

9'9 x 8'3 (2.97m x 2.51m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 3

10'0 x 6'7 (3.05m x 2.01m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 4

10'2 x 6'10 (3.10m x 2.08m)

Radiator. Carpet. Double glazed window to rear aspect.

Shower Room/WC

Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Outside

There are attractive gardens arranged to the front and rear of the property, with areas of lawn, patio and planted shrubs. A garden pond is also included.

Parking

There is off street parking to the front and side of the house, with the driveway to the side leading to the garage.

Garage

17'24 x 8'19 (5.18m x 2.44m)

Up and over door, electric lighting and power supply. Overhead storage and door to garden.

EPC = E

Council Tax Band = D