



47 Wrestwood Avenue, Eastbourne, BN22 0ES

Price £525,000 | Freehold

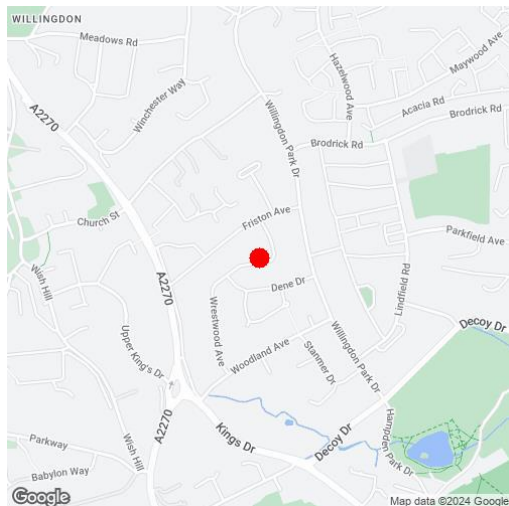


TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A delightful and well presented three bedroom detached bungalow with private garden, large driveway and garage, nestled in a quiet residential position within the popular West Hampden Park area of Eastbourne. This charming bungalow is offered to the market chain free and boasts accommodation comprising entrance hall, spacious sitting/dining room overlooking the rear garden, kitchen comprising range of work surface with drawers and cupboards and matching wall units above, one and a half drainer sink, eye level oven, four ring gas hob, integrated fridge freezer, integrated washing machine, integrated dishwasher and partly tiled walls. There are three good size bedrooms, a modern shower room with walk in shower cubicle, pedestal wash hand basin, heated towel rail, shaver point, tiled walls and there is a separate wc with wash hand basin and partly tiled walls. The property is set back from the road and enjoys the benefit of a large block paved driveway leading to a single garage and to the rear there is a pleasant garden principally laid to lawn with area of patio and a variety of plants, shrubs and trees. Additional benefits include sealed unit double glazing and gas central heating.







### At a Glance:

- Three bedroom detached bungalow
- Popular West Hampden park location
- Well presented throughout
- Spacious sitting/dining room
- Fully fitted kitchen
- Modern shower room and separate wc
- Well maintained rear garden
- Large driveway and garage
- Chain Free
- Double glazing and gas central heating

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING/DINING ROOM**  
25'10" (7.87m) x 12'11" (3.94m)

**KITCHEN**  
12'8" (3.86m) x 9'4" (2.84m)

**BEDROOM 1**  
12'5" (3.78m) x 11'11" (3.63m)

**BEDROOM 2**  
11'11" (3.63m) x 10'11" (3.33m)

**BEDROOM 3**  
8'11" (2.72m) x 8'7" (2.62m)

**SHOWER ROOM**

**SEPARATE WC**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**DRIVEWAY**

**GARAGE**  
with power and light.

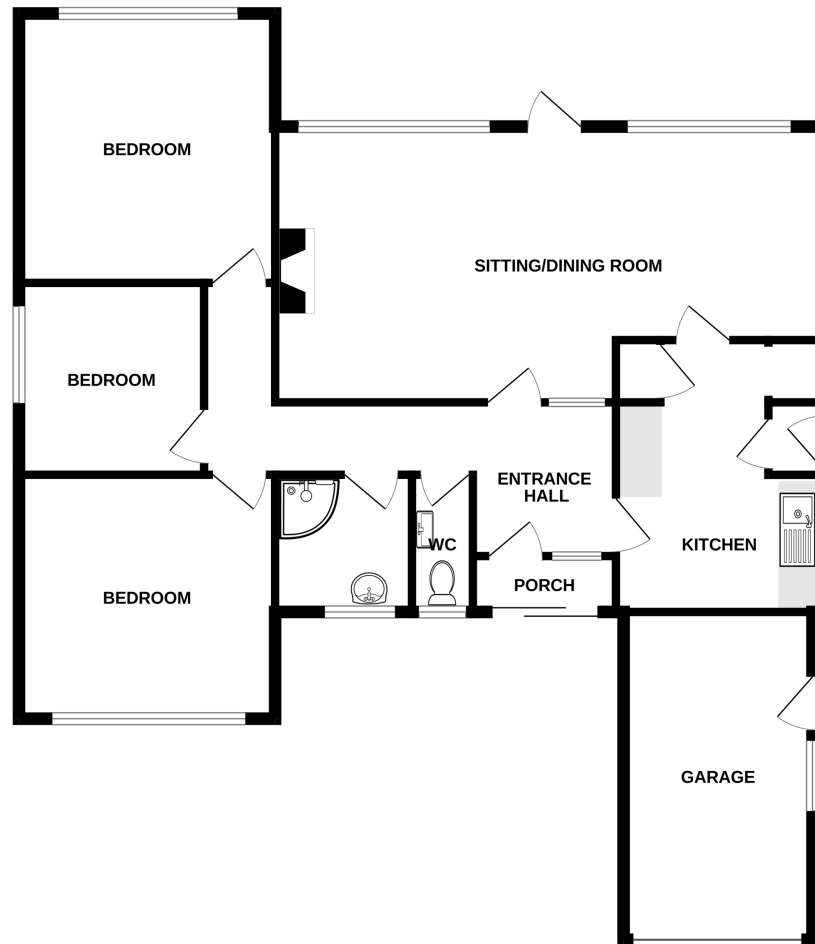
**COUNCIL TAX:**  
Band "E"

**EPC:**  
T.B.C.

N.B. The owner of this property is a member of staff at Leaper Stanbrook Limited.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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