



7 Friston Avenue, Eastbourne, BN22 0EJ

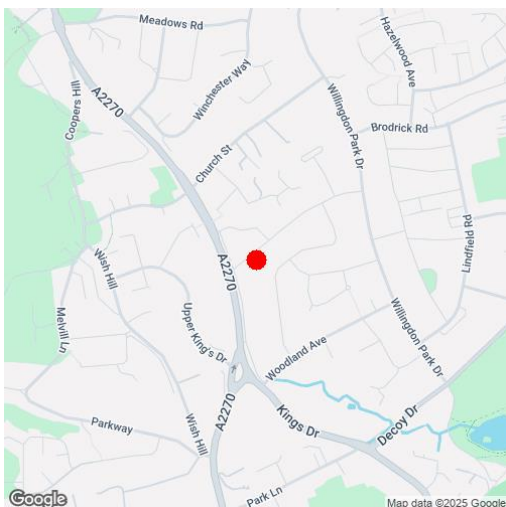
Price £525,000 | Freehold

LS Leaper
Stanbrook

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A truly outstanding detached chalet bungalow presented for sale in show-home condition, enviably located on the borders of Willingdon and Eastbourne, available with no onward chain. The bungalow has been the subject of a comprehensive refurbishment programme by the present owner over the past couple of years, including cleverly converting the loft space to create a bedroom and shower room/wc. The ground floor comprises a particularly bright sitting room, a double bedroom together with a luxuriously appointed bathroom with both a bath and shower cubicle, and a 29' x 12' kitchen/dining room with patio doors opening onto the delightful mainly lawned rear garden, that extends to some 50'. The kitchen area has been re-fitted to a particularly high standard with a comprehensive range of modern wall and base units beneath quartz work surfaces. The dining area could be partitioned off to provide a third bedroom if required and the bathroom would then become en-suite. The house is set well back from the road with a brick paviour driveway providing off-road parking and access to the attached garage. Other benefits include gas central heating and sealed unit double glazing throughout. Friston Avenue forms part of a highly sought after residential area on the borders of Eastbourne and Willingdon and is approximately 2.5 miles Eastbourne town centre. Local shopping facilities are within a few hundred yards in Lindfield Road, whilst Hampden Park mainline railway station and High Street are within 1 mile. An internal inspection is essential to appreciate the merits of this delightful home.





At a Glance:

- Renovated to particularly high standard within the last 2 years
- Presented for sale in show-home condition
- superb 29 kitchen/dining room
- Two double bedrooms with the potential to create a third bedroom if required
- Two beautifully appointed bath/shower rooms
- 50' rear garden
- Garage and off-road parking
- Gas central heating & sealed unit double glazing
- No onward chain

Accommodation:

RECEPTION HALL

LIVING ROOM

15'6" (4.72m) x 13'4" (4.06m)

KITCHEN / DINING ROOM

29'6" (8.99m) x 12'5" (3.78m)

BEDROOM 2

11'6" (3.51m) x 11'6" (3.51m)

BATHROOM / WC

BEDROOM 1

19'5" (5.92m) x 12'0" (3.66m)

SHOWER ROOM / WC

OUTSIDE:

REAR GARDEN

GARAGE

16'3" (4.95m) x 8'7" (2.62m)

COUNCIL TAX:

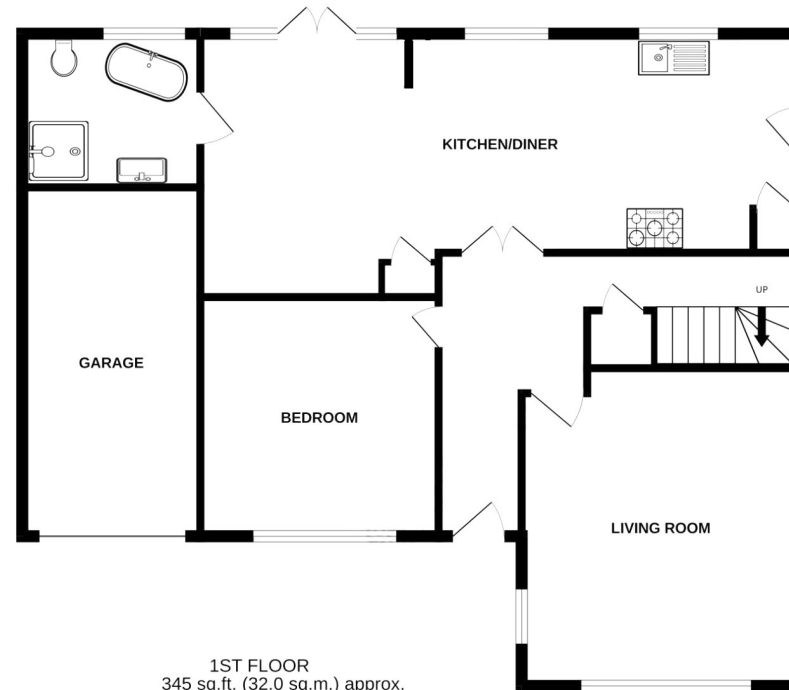
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EPC:

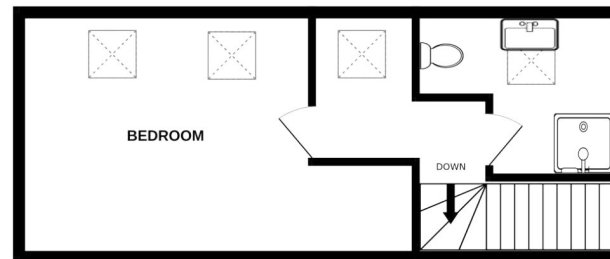
'C'



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

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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