TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£425,000 - £450,000









30 Wrestwood Avenue, Eastbourne, BN22 0HB

*** GUIDE PRICE £425,000 - £450,000 ***
Being sold CHAIN FREE, this imposing detached bungalow has three bedrooms and is well located in West Hampden Park. In good decorative order throughout, benefits include a shower room and separate WC, the fitted kitchen is well appointed and includes some integrated and freestanding appliances as seen. In addition, there is a sizeable conservatory and the gardens are stunning. A large patio area gives access to the lawned area, complimented by mature shrub borders with a summerhouse also included. A generous tarmac driveway provides off street parking for at least two vehicles and leads to the single garage which has an up and over door. Hampden Park & Eastbourne Rugby Club are close by, whilst Willingdon Road (A2270) provides easy access out of town. The town centre is approximately three miles distant.

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Main Features

- Detached Bungalow
- 3 Bedrooms
- Lounge & Dining Room
- Kitchen
- Double Glazed Conservatory
- Shower Room
- Two Cloakrooms
- Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Porch
Door to hallway. Door to-

Cloakroom
Low level WC. Pedestal wash hand basin. Electric radiator. Double glazed window.

Hallway
Radiator. Two cupboards. Loft access (not inspected). Double doors to-

Dining Room
9'5 x 9'0 (2.87m x 2.74m)
Radiator. Double glazed window to side aspect.

Kitchen
10'10 x 9'8 (3.30m x 2.95m)
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Space and plumbing for washing machine. One further under counter appliance space. Eye level double electric oven. Pantry cupboard. Part tiled walls. Double glazed window and double glazed door to side aspect.

Lounge
19'7 x 11'11 (5.97m x 3.63m)
Two radiators. Feature fireplace with inset gas fire. Two double glazed windows to side aspect. Double glazed window to rear aspect.

Bedroom 1
16'2 x 9'9 (4.93m x 2.97m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
12'5 x 9'11 (3.78m x 3.02m)
Radiator. Double glazed sliding doors to conservatory.

Bedroom 3
9'6 x 9'0 (2.90m x 2.74m)
Radiator. Double glazed sliding doors to -

Conservatory
17'9 x 8'1 (5.41m x 2.46m)
Radiator. Double glazed windows. Double glazed patio doors to bedrooms 2 and 3. Double glazed sliding door to garden.

Shower Room
Shower cubicle. Wash hand basin with mixer tap and vanity cupboard below. Fully tiled walls. Radiator. Frosted double glazed window.

Cloakroom
Low level WC. Double glazed window to side aspect.

Outside
The rear garden is mainly laid to lawn with a variety of mature plants, shrubs and trees and an area of patio adjoining the bungalow. There is a summerhouse with light and power.

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

Garage
Up and over door. Light and power. Window.

COUNCIL TAX BAND = E

EPC = D

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.