



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£399,950



32 Friston Avenue, Eastbourne, BN22 0EL

A particularly attractive two double bedroom detached bungalow enjoying a lovely position with a south facing, level rear garden and views towards the South Downs. The property offers well proportioned accommodation including a full width sitting/dining room across the rear with doors opening onto the garden, a fitted kitchen and two genuine double bedrooms, both positioned at the front of the property. The bungalow is well presented throughout and benefits from gas central heating and double glazing. Outside, there is a front garden with a tandem driveway providing parking and access to the garage, while the generous south facing rear garden is mainly laid to lawn, providing an excellent private space for outdoor enjoyment. Offered chain free, this is a superb opportunity to acquire a detached bungalow with good sized accommodation, parking and a desirable sunny garden.

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Eastbourne, BN22 0EL

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Main Features

- Attractive Two Double Bedroom Detached Bungalow
- South Facing Level Rear Garden
- Full-Width Lounge/Dining Room
- Garage
- Tandem Driveway
- Lawned Front Garden
- Well Presented Throughout
- Gas Central Heating & Double Glazing
- Views Towards The South Downs
- CHAIN FREE

Entrance Porch

uPVC construction with double glazed door and windows to side & front aspect.

Hallway

Radiator. 2 storage cupboard. Loft access hatch with ladder (not inspected). Double glazed front door to side aspect.

Lounge/Dining Room

23'10 x 12'10 (7.26m x 3.91m)

Full width room at the rear of the property with double glazed patio doors and window to rear aspect. Breakfast serving hatch to the dining area. 2 radiators.

Fitted Kitchen

12'10 x 9'6 (3.91m x 2.90m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit. Plumbing and space for washing machine and cooker. Extractor cooker hood. Double glazed door & window to side aspect.

Bedroom 1

14'8 x 11'9 (4.47m x 3.58m)

Radiator. Full width fitted wardrobes with additional built in wardrobes. Double glazed window to front aspect.

Bedroom 2

10'6 x 10'4 (3.20m x 3.15m)

Radiator. Double glazed window to side aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Outside

Rear Garden: Secluded & private South facing rear garden which is lawned with mature planted borders.

Front Garden: Lawned with driveway to the side.

Garage & Off Road Parking

16'0 x 7'5 (4.88m x 2.26m)

Tandem driveway leading to garage, situated directly to the side of the property with up & over style door for vehicle access, double glazed door for access into the garden and lighting.

EPC = D

Council Tax Band = D