



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£400,000-£415,000



2 Bedroom



1 Reception



1 Bathroom



## 17 Stanmer Drive, Eastbourne, BN22 0EB

\*\*\* GUIDE PRICE £400,000 to £415,000 \*\*\*

Nestled in the highly desirable and tranquil area of West Hampden Park, this charming detached bungalow offers spacious and versatile living with NO ONWARD CHAIN. Set back from the road behind a generously sized, lawned front garden, the property boasts a large tandem driveway providing ample off road parking for multiple vehicles, along with a garage offering rear access into the private, west facing garden - ideal for enjoying afternoon sun in complete seclusion. Inside, the home features a bright and spacious lounge/diner opening into a large conservatory that overlooks the enclosed rear garden, perfect for entertaining or relaxing. The kitchen/breakfast room is complemented by a useful lean to to the side, offering excellent potential as a utility room. The layout is completed by a separate WC and a modern shower room, providing added convenience. This is a rare opportunity to secure a well positioned bungalow in one of the area's most sought after residential pockets.

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## Main Features

- Detached Bungalow
- 2 Bedrooms
- Lounge
- Conservatory
- Kitchen/Breakfast Room
- Shower Room/WC & Separate WC
- Westerly Facing Rear Garden
- Garage & Driveway
- Highly Desirable Location
- CHAIN FREE

### Entrance

Double glazed front door to-

### Porch

UPVC construction. Double glazed windows. Inner door to-

### Hallway

Radiator. Loft access (not inspected).

### Lounge

21'9 x 11'9 (6.63m x 3.58m)

Carpet. Electric fireplace. Two radiators. Breakfast serving hatch. Double glazed window to front aspect. Double glazed sliding doors to-

### Conservatory

12'3 x 10'0 (3.73m x 3.05m)

Brick and UPVC construction. Two radiators. Double glazed windows. Double glazed double doors to rear garden.

### Kitchen/Breakfast Room

12'10 x 8'1 (3.91m x 2.46m)

Fitted range of wall and base units, surrounding worktops with inset one a half bowl sink unit and mixer tap. Gas hob and double electric oven. Space and plumbing for washing machine. Space for undercounter fridge. Part tiled walls. Radiator. Double glazed window to rear aspect. Door to-

### Lean To

8'2 x 5'8 (2.49m x 1.73m)

UPVC construction. Double glazed doors to front and rear aspect.

### Bedroom 1

11'9 x 11'4 (3.58m x 3.45m)

Carpet. Radiator. Range of fitted wardrobes. Double glazed window to front aspect.

### Bedroom 2

9'8 x 7'9 (2.95m x 2.36m)

Carpet. Radiator. Built in wardrobe. Double glazed window to side aspect.

### Shower Room

Corner shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls. Frosted double glazed window.

### WC

Low level WC. Radiator. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with an area of decking adjoining the bungalow. There are a variety of matured trees, plants and shrubbery with a greenhouse and shed also included. The garden has fenced boundaries and access to the-

### Garage

Up and over door. Light and power. Double glazed window and door to rear.

### Parking

There is a tandem driveway that provides off road parking for multiple vehicles.

**COUNCIL TAX BAND = D**

**EPC = D**

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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.