



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£280,000 - £295,000



52 Hazelwood Avenue, Eastbourne, BN22 0SQ

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A well presented two bedroom semi detached bungalow that provides spacious and well proportioned accommodation. Located on the borders of Hampden Park and Willingdon the bungalow benefits from two double bedrooms, a spacious lounge/dining room, refitted kitchen and bathroom, double glazing and gas central heating. The garage has been converted with versatile usage as home office/study but could easily be reverted back to a garage. Local shops can be found at nearby Freshwater Square. An internal inspection comes highly recommended.

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Main Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room/WC
- Patio Rear Garden
- Garage
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links

Entrance

Door to-

Hallway

Wood effect flooring. Radiator. Built in cupboard with fixed shelving. Loft access (not inspected). Inset spotlights.

Lounge/Dining Room

16'10 x 10'4 (5.13m x 3.15m)

Coved ceiling. Wood effect flooring. TV point. Radiator. Inset spotlights.

Kitchen

10'0 x 9'3 (3.05m x 2.82m)

Modern range of fitted high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker and upright fridge freezer. Extractor hood. Space and plumbing for washing machine. Wall mounted gas boiler. Double glazed windows to side and rear aspect. Double glazed door to garden.

Bedroom 1

12'4 x 10'2 (3.76m x 3.10m)

Wood effect flooring. Built in wardrobe. Radiator. Double glazed window to rear aspect.

Bedroom 2

11'0 x 9'11 (3.35m x 3.02m)

Coved ceiling. Inset spotlights. Radiator. Double glazed window to front aspect.

Shower Room/WC

Refitted white suite comprising of corner shower cubicle. Wash hand basin with mixer tap and vanity unit below. Low level WC with concealed cistern. Inset spotlights. Extractor fan. Frosted double glazed window.

Outside

The rear garden is laid to patio with gated access to the front and rear. There is a wooden shed and access to the-

Garage

The garage has been boarded with light and power making it a wonderful home office/study. Double glazed window.

EPC = C

COUNCIL TAX BAND = C