

PHIL HALL
ESTATE AGENTS

40 Went Hill Gardens

Eastbourne, BN22 0QP

Guide price £290,000

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Guide Price £290,000 to £310,000

Phil Hall Estate Agents brings to the market this charming and spacious two double bedroom detached bungalow, pleasantly tucked away in a peaceful off-road position within the ever-popular Lower Willingdon area of Eastbourne. Having recently undergone a programme of improvements, including brand-new flooring and fresh decoration throughout, the property now offers a bright, fresh and welcoming interior, creating a wonderful opportunity for anyone looking to enjoy the comfort and convenience of single-storey living.

Perfectly positioned for those who appreciate both convenience and the great outdoors, Went Hill Gardens is within easy walking distance of local shops, schools and everyday amenities, whilst the beautiful South Downs National Park is just a short distance away. Whether you enjoy countryside walks, exploring the surrounding villages or simply relaxing in peaceful surroundings, this location offers an excellent balance of lifestyle and practicality.

Step inside and discover a home that feels fresh, inviting and full of potential. The entrance hall provides a warm welcome, with newly fitted flooring and fresh neutral decoration setting the tone for the accommodation beyond. A useful built-in storage cupboard offers the perfect place for coats, shoes and everyday essentials, whilst doors lead through to the spacious living room and separate kitchen.

The living room is a wonderfully bright and generously proportioned space, enjoying a pleasant outlook to the front of the property. With plenty of room for comfortable sofas, occasional furniture and everything needed to create a relaxing living environment, this is somewhere you can easily imagine unwinding at the end of the day. A feature fireplace surround adds character and provides an attractive focal point, whilst the newly fitted flooring and freshly painted walls give the room a lovely fresh feel.

























The separate kitchen offers a practical and well-arranged space, fitted with a selection of base units with work surfaces over, together with a cooker, washing machine and space for a freestanding fridge freezer. Whilst perfectly functional as it stands, the kitchen also presents an exciting opportunity for a new owner to introduce their own style and ideas, perhaps creating a contemporary kitchen to complement the property's recently refreshed interior. A door provides convenient access directly into the garden, ideal for those warmer days when enjoying time outdoors.

Both bedrooms are genuine doubles, offering excellent flexibility for a variety of lifestyles. The principal bedroom provides plenty of space for a double bed and additional bedroom furniture, creating a comfortable and peaceful retreat. Bedroom two is equally versatile, benefiting from a built-in wardrobe and offering the perfect space for visiting family and friends, a hobby room or even a home office.

The bathroom is neatly presented and fitted with a white three-piece suite comprising a panelled enclosed bath, wash hand basin and WC. As with the kitchen, there is also the opportunity to personalise this space in the future, should a purchaser wish.

Entrance Hall
7'01 x 5'09 (2.16m x 1.75m)

Living Room
16'08 x 13'05 (5.08m x 4.09m)

Kitchen
11'07 x 7'05 (3.53m x 2.26m)

Inner Hall

Bedroom One
11'11 x 11'04 (3.63m x 3.45m)

Bedroom Two
11'05 x 9'05 (3.48m x 2.87m)

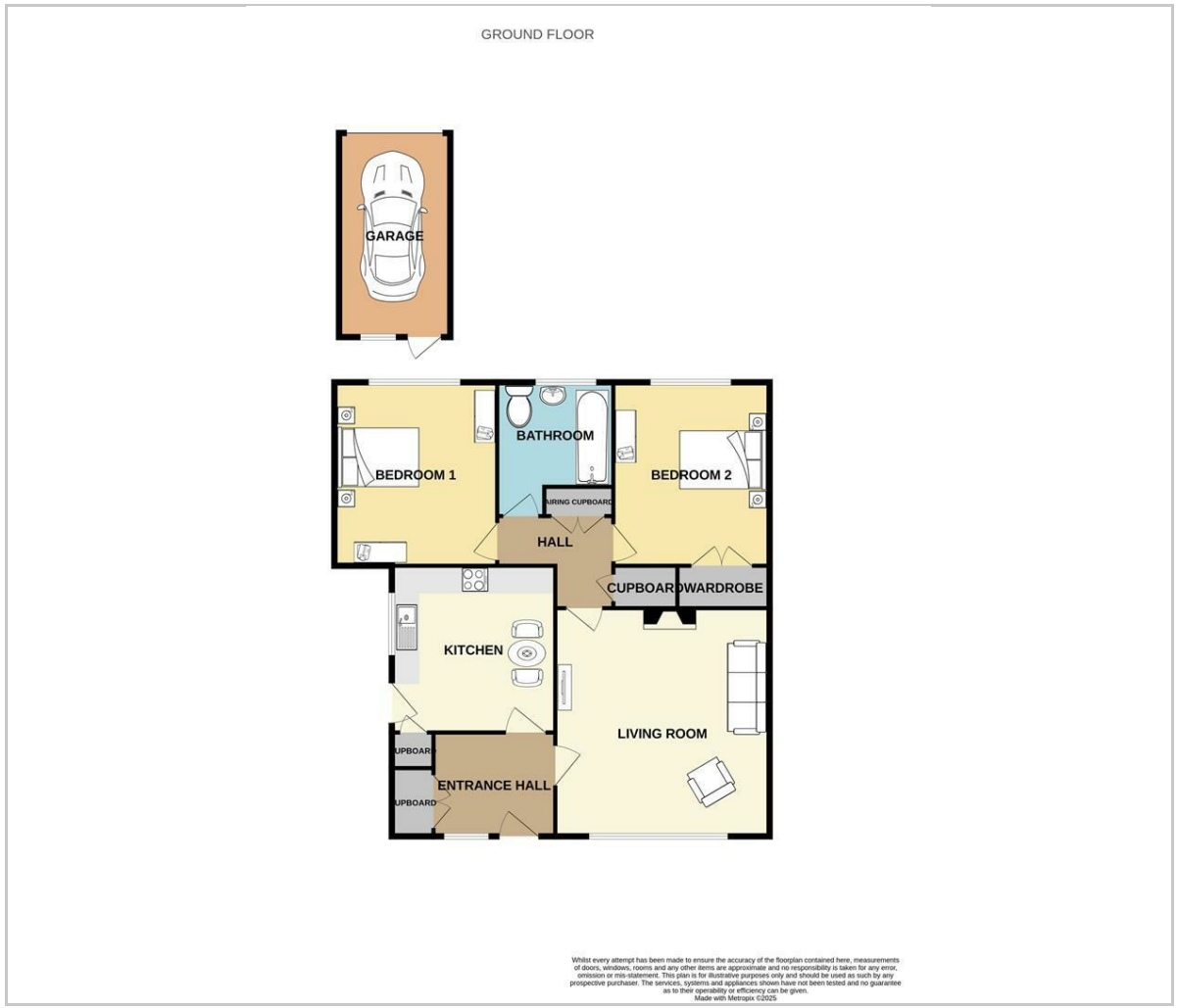
Bathroom
6'05 x 5'05 (1.96m x 1.65m)

Outside
Outside, the bungalow continues to impress with its peaceful setting and easy-to-maintain gardens. Set pleasantly back from the road, the property enjoys a welcome sense of privacy, with an attractive front garden predominantly laid to patio and complemented by established shrubs and planting. A pathway leads to the front entrance, whilst side access provides a convenient route around to the rear garden.

The rear garden has been thoughtfully arranged with low maintenance in mind, being fully paved to create an ideal space for outdoor dining, garden furniture and enjoying the sunshine without the demands of maintaining a lawn. Established trees and surrounding planting provide a pleasant degree of privacy and a lovely natural backdrop, making this an inviting space to sit back and relax. A rear access gate adds further convenience, whilst a personal door provides direct access into the garage, offering valuable additional storage or secure parking.

Garage
17'05 x 9'04 (5.31m x 2.84m)
The garage features an up-and-over door and is equipped with power and lighting, making it suitable for storage, secure parking, or workshop use.

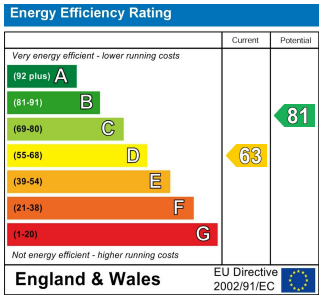
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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