



Freehold

£345,000



- Favoured Hamlands
- 2/3 Bed Detached
- Lounge
- Kitchen
- Shower Room
- Separate wc
- Gas c/h & Dbl glz
- Drive & Garage
- Pleasant Garden
- NO ONGOING CHAIN



3 BEDROOM



1 RECEPTION



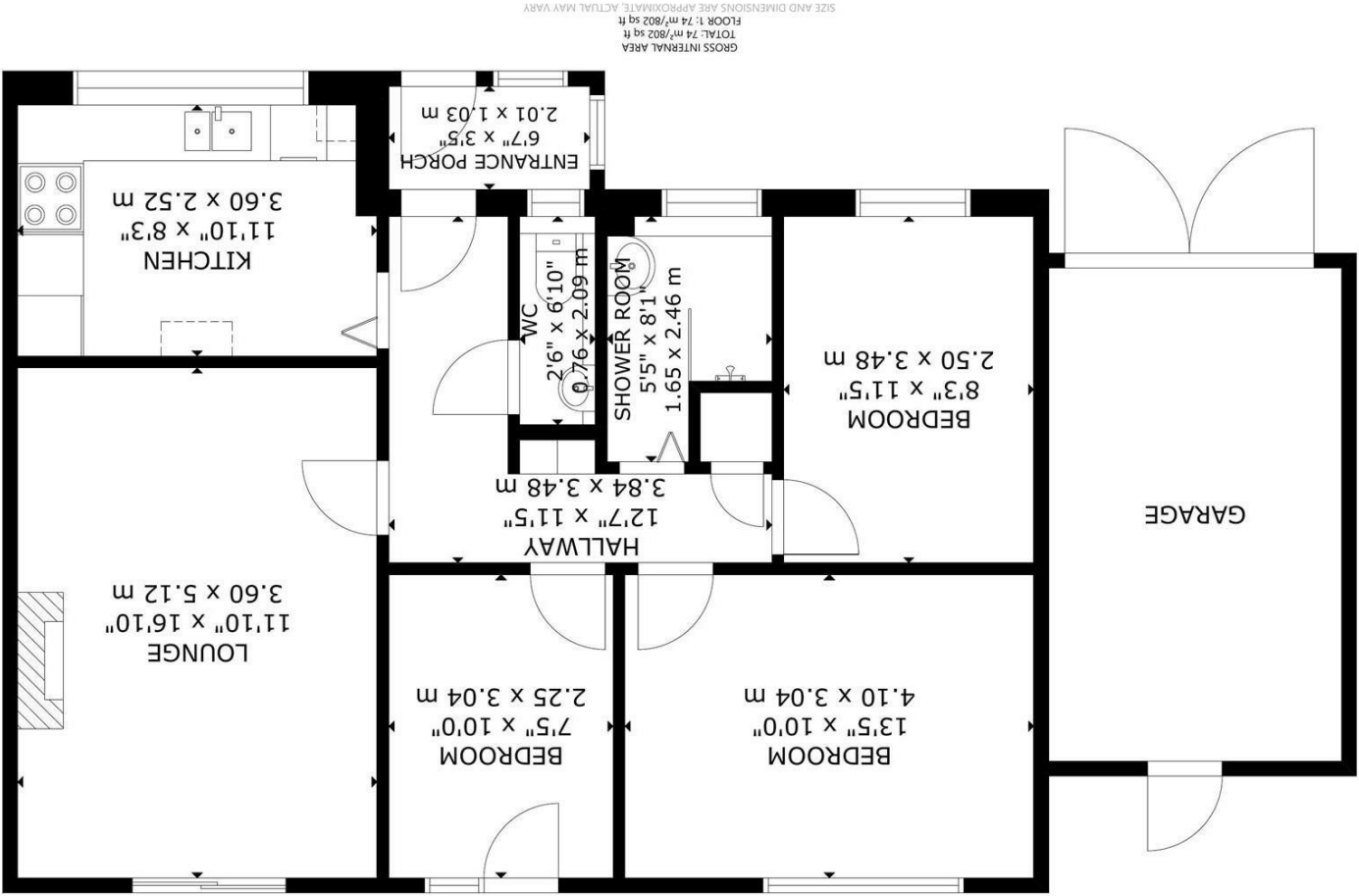
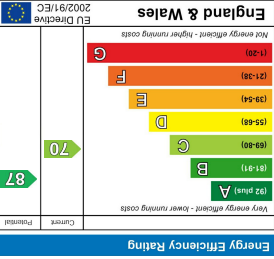
1 BATHROOM



1 GARAGE

Swinburne Avenue, Eastbourne

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Swinburne Avenue, Eastbourne

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - Detached Bungalow - Sought After Area - 2/3 Bedrooms - Lounge - Kitchen - Shower Room - Separate wc - Gas c/h & Dbl glz - Driveway - Garage- Pleasant Rear Garden

A 2/3 bedroomed detached bungalow located on the sought-after Hamlands Estate, Lower Willingdon. The accommodation consists of an entrance porch opening into a welcoming L-shaped entrance hall, a spacious lounge having a double glazed patio door to the rear garden, fitted kitchen to include an electric oven and induction hob, good size bedrooms with bedroom three providing flexibility for a dining room or study if desired and also provides access to the rear garden, a modern shower room and separate cloakroom/wc. Further features include gas fired central heating with a modern combi boiler, double glazing and outside is a long driveway leading to a garage, while the pleasant rear garden offers a lovely space to relax or entertain. NO ONGOING CHAIN.

The property is conveniently located within walking distance of shops at Freshwater Square and frequent bus services, which pass along Seven Sisters Road. Polegate mainline railway station is approximately 2 miles and and Hampden Park railway station is just over 1.5 miles. From nearby Huggetts Lane, is a recreational ground, and access to The South Downs National Park is from Meachants Lane, and has delightful countryside walks with stunning views.



Swinburne Avenue, Eastbourne

Entrance Porch with wall light.

L-Shaped Hallway

Lounge 5.12m x 3.50m (16'9" x 11'5")

Kitchen 3.50m x 2.48m (11'5" x 8'1")

Bedroom 1 4.11m x 3.00m (13'5" x 9'10")

Bedroom 2 3.52m x 2.51m (11'6" x 8'2")

Shower Room 2.51m max 1.67m min x 1.61m max (8'2" max 5'5" min x 3'3".200'1" max)

Separate WC

Outside
Front garden is open plan being laid to lawn.
Driveway leading to -

Garage 4.74m x 2.75m (15'6" x 9'0")
(these are approximate internal measurements)

Rear Garden 13.72m width x 10.36m depth (45' width x 34' depth)
The pleasant rear garden is mainly laid to lawn with borders having various established plants, shrubs and trees, outside tap, rear door to garage and further rear gate.

The L-shaped hallway has two built-in cupboards - one housing the consumer unit and electric meter, and access via a fitted ladder to a part boarded and insulated loft with light. The kitchen includes a Bosch electric oven, a De Dietrich ceramic induction hob with extractor hood above as well as a modern wall mounted Worcester combi boiler, which was installed in 2023.

Council Tax

The property is in Band D (Wealden). The amount payable for 2025-2026 is £2,545.87. This information is taken from voa.gov.uk