

63a Park Avenue,  
Eastbourne, BN21 2XH

Freehold  
**Guide Price**  
**£440,000-£450,000**



3 Bedroom 1/2 Reception 2 Bathroom



**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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.



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Enviably located in 'Little Ratton', this exclusive detached bungalow has been extended and now boasts three spacious bedrooms, one of which has an en suite shower room/wc. The property is notable for its sizeable sitting/dining room and the adjoining double glazed lean to conservatory and distant views towards the sea can be enjoyed. There is a stylish modern fitted kitchen and a well appointed bathroom/wc and to the front, a private driveway provides off street parking and leads to the garage. Secluded Southerly facing gardens are arranged to the rear and are mostly laid to lawn with planted borders and occasional trees. There are numerous amenities nearby including schools, Hampden Park playing fields and bus services that run into town. In excellent condition throughout, the bungalow is being sold CHAIN FREE.

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**Main Features**

- Extended Detached Bungalow
- 3 Bedrooms
- Entrance Vestibule
- Modern Kitchen
- Double Aspect Sitting/Dining Room
- Double Glazed Lean To Conservatory
- En-Suite Shower Room/WC
- Bathroom/WC
- Southerly Facing Rear Garden
- Driveway & Garage

**Entrance**

Frosted double glazed door to-

**Entrance Vestibule**

Door to meter cupboard. Inner door to-

**Entrance Hallway**

Radiator. Large airing cupboard. Wood laminate flooring.

**Modern Kitchen**

10'10 x 6'11 (3.30m x 2.11m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Range of wall mounted units. Extractor. Space and plumbing for washing machine. Serving hatch. Radiator. Double glazed window to front aspect.

**Double Aspect Sitting/Dining Room**

24'11 x 11'7 (7.59m x 3.53m)

Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects. Sliding double glazed door to conservatory.

**Double Glazed Lean To Conservatory**

12'0 x 7'6 (3.66m x 2.29m)

Ceramic tiled flooring. Double glazed window to rear aspect.

**Bedroom 3**

10'4 x 8'5 (3.15m x 2.57m)

Radiator. Wood laminate flooring. Double glazed window to side aspect with distant sea views.

**En-Suite Shower Room/WC**

Shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

**Bedroom 1**

13'0 x 10'7 (3.96m x 3.23m)

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

**Bedroom 2**

10'6 x 10'2 (3.20m x 3.10m)

Radiator. Fitted wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

**Bathroom/WC**

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled walls. Frosted double glazed window.

**Outside**

There are secluded and Southerly facing lawned rear gardens with planted borders and where distant sea views can be enjoyed.

**Parking**

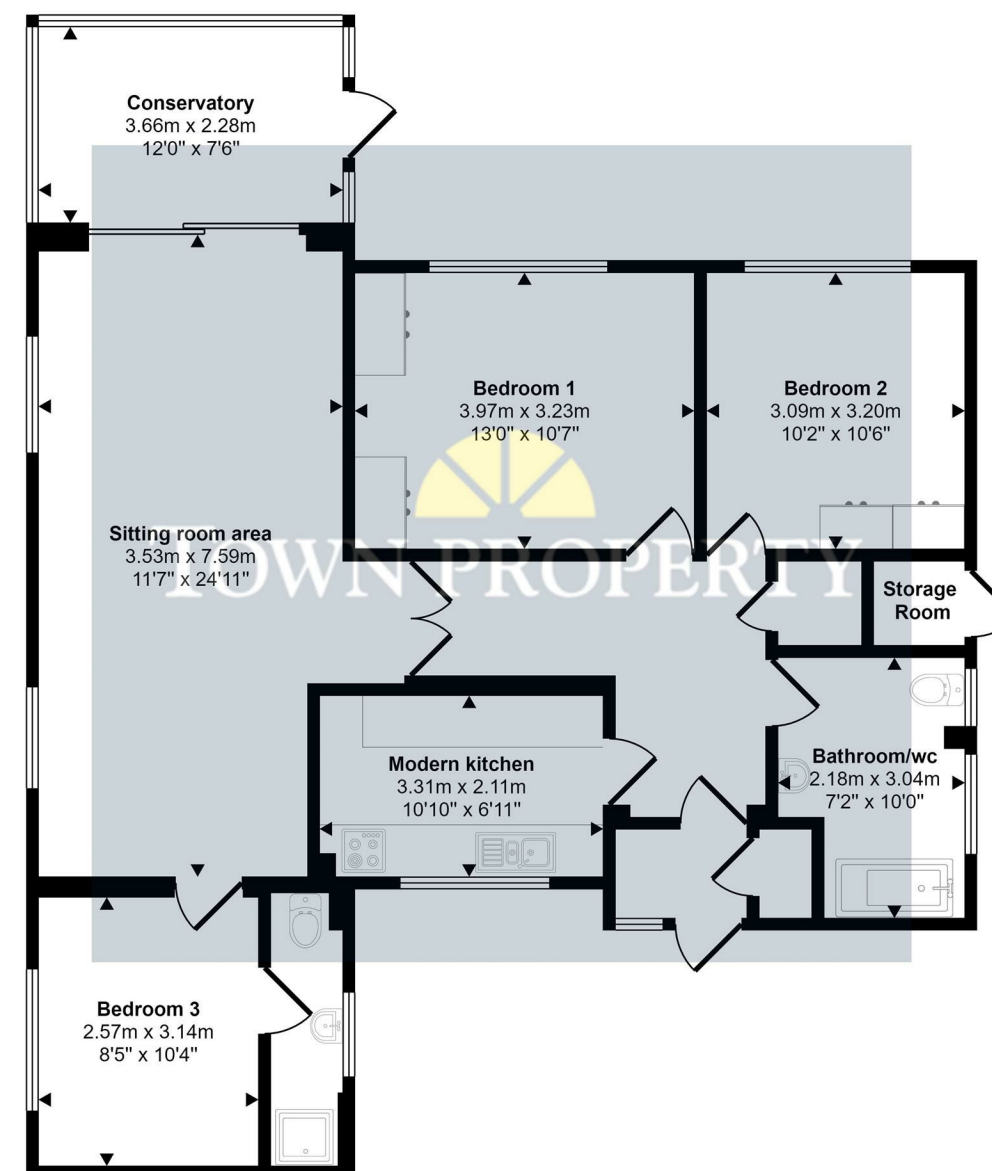
A driveway to the front provides off street parking.

**Garage**

Up and over door.

Council Tax Band = E

EPC = C



Floorplan

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