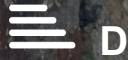




49 Parkway  
Eastbourne, BN20 9DY

£400,000



## 49 Parkway

Eastbourne, BN20 9DY

Phil Hall Estate Agents brings to the market a spacious and well-proportioned two double bedroom detached bungalow, offering generous internal accommodation, a garage, driveway, and beautifully maintained gardens. Situated in the highly sought-after Upper Ratton area of Eastbourne, the property enjoys convenient access to the South Downs and is offered chain free, making it an ideal opportunity for those looking to move quickly.

Upon entering, you are welcomed into an L-shaped entrance hall, which immediately provides a sense of space and flow. The hall serves as the central hub of the bungalow, giving access to all principal rooms and allowing for flexible use, including potential storage or display areas. Its layout ensures a smooth transition between living spaces while maintaining privacy for the bedrooms.

The living/dining room is a particularly impressive feature, located at the rear of the property and benefiting from a generous footprint. This dual-purpose space is ideal for both relaxing and entertaining, with clearly defined zones for lounge seating and a dining area. Large rear-facing windows flood the room with natural light and provide views over the rear garden, creating a bright and airy atmosphere.

The kitchen is positioned to the rear and is fitted with a comprehensive range of wall-mounted and base units, complemented by work surfaces that provide practical preparation space. There are allocated spaces for freestanding appliances, allowing buyers to tailor the kitchen to their needs. With a double aspect providing natural light from the side and rear, the kitchen feels open and welcoming, while a door leads directly to the lean-to, perfect for utility purposes or extra storage.

The bungalow offers two double bedrooms, both of which are well-sized and benefit from ample natural light. The bathroom is fitted with a panel-enclosed bath, WC, and wash hand basin, providing a practical and comfortable space.





## LOCATION, LOCATION, LOCATION

The property is situated in the highly sought-after Upper Rotton area of Eastbourne, known for its peaceful, residential streets and a strong sense of community. It enjoys easy access to the South Downs, offering a wealth of scenic walks, cycling routes, and outdoor leisure opportunities. Local amenities, schools, and shops are all within convenient reach, while Eastbourne town centre, seafront, and mainline railway station are only a short drive away. The area perfectly balances tranquil suburban living with excellent connectivity to both local and regional destinations, making it an ideal location for families, retirees, or those seeking a serene yet accessible home.

### Entrance Hall

### Living Area

15'11 x 11'11 (4.85m x 3.63m)

### Dining Area

8'07 x 8'00 (2.62m x 2.44m)

### Kitchen

11'10 x 9'02 (3.61m x 2.79m)

### Lean To

11'11 x 7'00 (3.63m x 2.13m)

### Bedroom One

11'11 x 11'01 (3.63m x 3.38m)

### Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)

### Bathroom

8'04 x 6'10 (2.54m x 2.08m)

### Outside

Externally, the property features a driveway providing off-road parking leading to the garage, along with a front lawn and sweeping pathway to the entrance and side. The rear garden is a particular highlight and provides a substantial and versatile space for outdoor living. A small patio area adjoins the property and opens onto an expansive lawn, bordered by a selection of mature trees. The garden slopes gently and presents a blank canvas for landscaping, with neighbouring properties having enhanced their plots with tiered gardens and raised decking areas to maximize the outlook.

### Garage

16'06 x 8'03 (5.03m x 2.51m)

## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

