



2 Dene Drive, Eastbourne, BN22 0ET

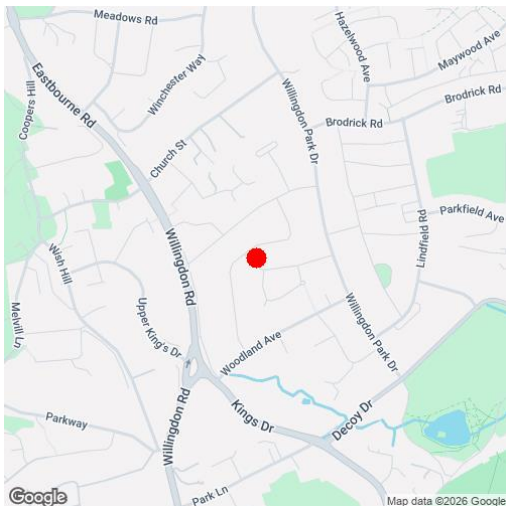
Price £550,000 | Freehold

**LS** Leaper  
Stanbrook

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A well maintained three bedroom detached chalet-style bungalow set within delightful southwesterly facing gardens in the favoured West Hampden Park area of Eastbourne, available with no onward chain.. The accommodation is principally arranged on the ground floor and comprises a generous 20' x 17' L-shape living room leading to a double glazed conservatory that in turn leads on to the rear garden. The kitchen is fitted with a range of matching wall and base units beneath contoured work surfaces together with an integrated oven, microwave, hob and fridge/freezer. There are two double ground floor bedrooms served by a large bathroom with both a bath and shower cubicle. A staircase rises from what was originally the third bedroom (which still leaves space to be used as a study area), to the first floor landing and master bedroom with en-suite shower room. The southwesterly facing rear garden extends to approximately 60' and is laid to lawn bordered by mature shrubs providing a good degree of privacy from neighbouring properties. A brick paviour driveway provides ample off-road parking in addition to the integral garage, whilst other benefits include gas central heating and sealed unit double glazing throughout. Local shopping facilities are available in Lindfield road, whilst the recreational activities and open space of Hampden Park are within a few hundred yards. Eastbourne town centre and railway station are approximately 2.5 miles away.





### At a Glance:

- Well maintained chalet bungalow
- Favoured West Hampden Park area
- No onward chain
- Delightful 60` southwesterly facing rear garden
- Three double bedrooms
- 20` x 17` L-shape living room and conservatory
- Two bath/shower rooms
- Garage and ample off-road parking
- Gas central heating and sealed unit double glazing

### Accommodation:

#### HALL

#### LIVING ROOM

20'0" (6.1m) x 17'6" (5.33m) Max

#### CONSERVATORY

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

#### KITCHEN

11'9" (3.58m) x 8'0" (2.44m)

#### LEAN-TO

8'6" (2.59m) x 3'0" (0.91m)

#### BEDROOM 2

12'0" (3.66m) x 14'0" (4.27m) Into Bay

#### BEDROOM 3

11'9" (3.58m) x 10'8" (3.25m)

#### BATHROOM/WC

8'9" (2.67m) x 8'0" (2.44m)

#### INNER HALL/STUDY AREA

#### STAIRS RISING TO:-

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

19'6" (5.94m) x 13'6" (4.11m)

#### EN-SUITE SHOWER ROOM

#### OUTSIDE:

#### SOUTH WESTERLY FACING REAR GARDEN

#### GARAGE & DRIVEWAY PARKING

#### COUNCIL TAX:

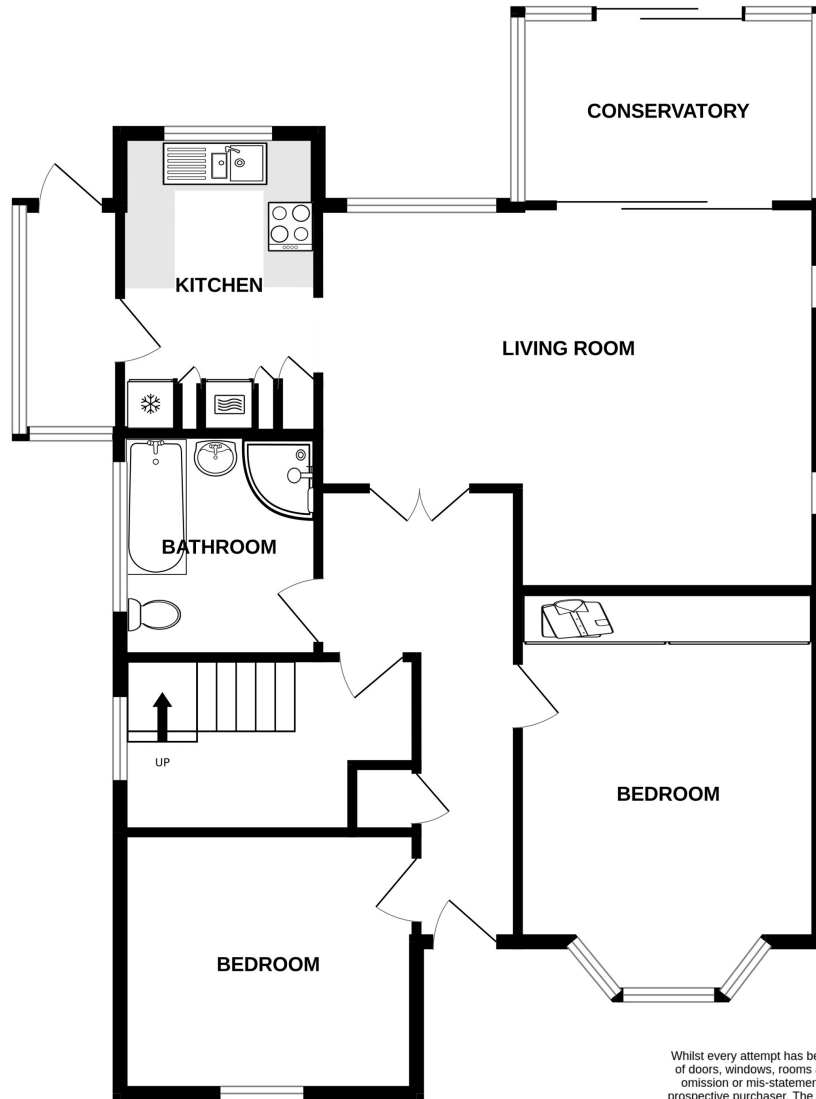
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#### EPC:

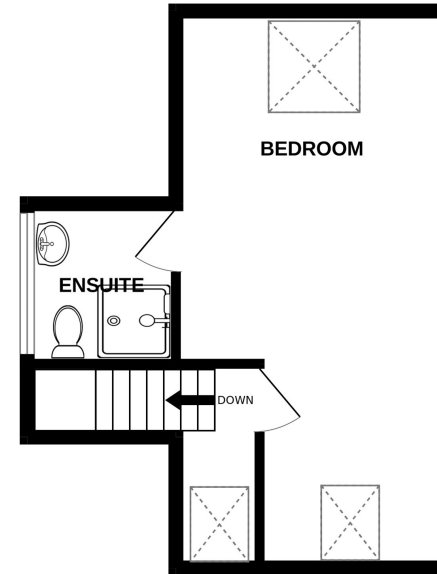
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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