

29 Wrestwood Avenue,
Eastbourne, BN22 0HA

Freehold
Guide Price
£550,000 - £575,000



2/3 Bedroom 1/2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com 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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Occupying a level plot along a sought after tree lined road in West Hampden Park, this charming chalet style bungalow offers exceptionally spacious and versatile accommodation, ideal for a variety of lifestyles. The well planned layout comprises three generous bedrooms and one or two reception rooms, providing flexibility for family living or home working. At the heart of the home is a stylish fitted kitchen complemented by a contemporary ground floor shower room/WC. The principal bedroom, situated on the first floor, benefits from its own En suite facilities, while an additional cloakroom adds further convenience. Beautifully presented throughout, the property also features double glazing, gas fired central heating and a superb garden cabin, ideal as a home office, studio or hobby room. Externally, the property is approached via an attractive block paved driveway offering ample off road parking and leading to a single garage. The beautifully maintained rear garden enjoys a desirable South Westerly aspect, providing a high degree of privacy and seclusion. Predominantly laid to lawn, the garden is enhanced by a generous patio seating area together with a variety of mature trees and established shrubs, creating an attractive setting for both relaxation and entertaining. Conveniently located, Hampden Park Village's range of local shops and the mainline railway station, offering direct services to London Victoria, are approximately one mile away.

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Main Features

- Detached Chalet Bungalow
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Lounge & Dining Room/Bedroom 3
- Kitchen
- Outbuilding/Home Office
- En Suite Shower Room/WC
- Lawn & Patio Rear Garden
- Driveway & Garage

Entrance
Front door to-

Entrance Hallway
Radiator. Cupboard. Stairs to the first floor. Double glazed window to side aspect.

Dining Room/Bedroom 3
17'10 x 13'11 (5.44m x 4.24m)
Radiator. Three double glazed windows to front and side aspects.

Ground Floor Shower Room/WC
Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Tiled walls. Double glazed window to front aspect.

Bedroom 2
12'4 x 11'9 (3.76m x 3.58m)
Radiator. Built in triple wardrobe. Double glazed window to side aspect.

Lounge
19'11 x 14'9 (6.07m x 4.50m)
Two radiators. Feature fireplace. Three double glazed windows to rear and side aspects.

Conservatory
16'6 x 9'11 (5.03m x 3.02m)
Solid roof. Double glazed windows. Double glazed patio doors to garden.

Kitchen
14'4 x 11'6 (4.37m x 3.51m)
Fitted range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Induction hob with extractor above. Eye level double oven. Integrated fridge freezer, washing machine and dishwasher. Part tiled walls. Radiator. Double glazed window to rear aspect.

Rear Lobby
Space for fridge freezer. Door to-

Cloakroom
Low level WC. Wash hand basin. Double glazed window.

Door from Rear Lobby to Passageway
Door to rear garden. Gate to driveway. Door to-

Outbuilding/Home Office
9'11 x 6'6 (3.02m x 1.98m)
Window to rear aspect.

Stairs from Ground to First Floor Landing
Radiator. Eaves storage. Velux window. Loft access (not inspected).

Bedroom 1
15'7 x 13'0 (4.75m x 3.96m)
Radiator. Built in wardrobes. Loft access (not inspected). Double glazed window to rear aspect. Door to-

En Suite Shower Room/WC
Shower enclosure. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Bidet. Heated towel rail. Velux window.

Outside
The rear garden is mainly laid to lawn with an area of patio. There are three sheds and a variety of mature trees and shrubs.

Parking
A driveway to the front of the property provides off road parking and access to the-

Garage
15'9 x 8'2 (4.80m x 2.49m)
Light and power. Gas boiler (installed 2026).

COUNCIL TAX BAND = E

EPC = D

