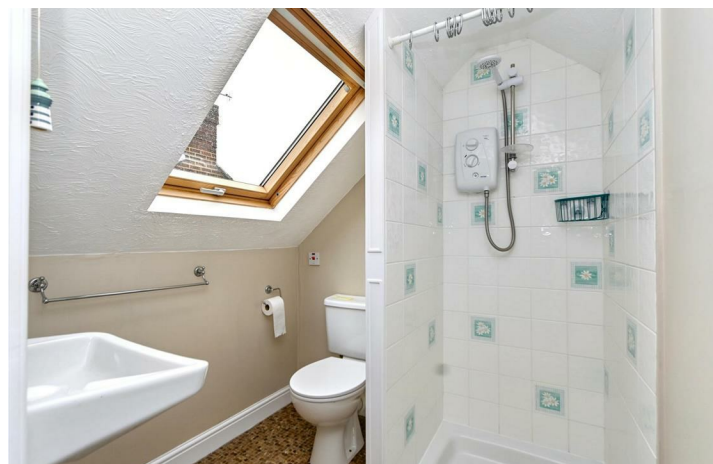


41 Friston Avenue,
Eastbourne, BN22 0EL

Freehold
Guide Price
£450,000 - £475,000



3 Bedroom 1 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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3 Bedroom 1 Reception 2 Bathroom



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*** GUIDE PRICE £450,000 - £475,000 ***

Situated in the highly sought after West Hampden Park area, this immaculately presented three bedroom detached bungalow offers stylish and versatile accommodation throughout. Features include a bright and spacious lounge, a modern fitted kitchen, three generous double bedrooms including a principal bedroom with En-suite shower room, family bathroom and study. A large conservatory opens beautifully onto the private, landscaped rear garden, complete with summerhouse and two sheds, creating the perfect space for relaxing or entertaining. Further benefits include ample off road parking, a garage and excellent access to local amenities and transport links, all within walking distance. A superb home in a prime location, viewing is highly recommended.

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Guide Price
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Main Features

- Immaculate Detached Bungalow
- 3 Bedrooms
- Lounge
- Kitchen
- Conservatory
- Study
- En Suite Shower Room & Family Bathroom
- Landscaped Rear Garden
- Driveway & Garage

Entrance
Double glazed front door to-

Porch
Double glazed windows. Door to-

Hallway
Radiator. Storage cupboard housing Worcester boiler. Understairs cupboard.

Lounge
18'10 x 13'9 (5.74m x 4.19m)
Two radiators. Feature fire with log effect gas fire. Double glazed window to side aspect. Two double glazed windows to front aspect.

Kitchen
12'5 x 11'0 (3.78m x 3.35m)
Range of wall and base units, surrounding laminate worktops with inset one and a half bowl sink unit and mixer tap. Electric hob and eye level double oven. Space for fridge freezer. Space and plumbing for washing machine. Loft access. Double glazed window and door to side aspect.

Bedroom 1
12'2 x 12'0 (3.71m x 3.66m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2
12'5 x 9'8 (3.78m x 2.95m)
Radiator. Double glazed doors to-

Conservatory
11'9 x 11'2 (3.58m x 3.40m)
Double glazed windows. Double glazed door to garden.

Study
7'8 x 7'7 (2.34m x 2.31m)
Double glazed window to rear aspect. Door to garage.

Bathroom/WC
'P' shaped bath with mixer tap and wall mounted shower. Low level WC. Wash hand basin. Heated towel rail. Part panelled walls. Two frosted double glazed windows.

Stairs from Ground to Bedroom 3

Bedroom 3
14'2" x 10'4 into recess (4.32m x 3.15m into recess)
Built in storage and eaves storage. Radiator. Double glazed window to rear.

En Suite Shower Room/WC
Low level WC. Shower cubicle with wall mounted shower. Velux window.

Outside
The well established rear garden is laid to lawn with an area of patio. There are mature trees, shrubs and plants, two garden sheds and a summerhouse.

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

Garage
8'0 x 7'11 (2.44m x 2.41m)
Up and over door. Light, power and plumbing.

EPC = C

COUNCIL TAX BAND = E

