



32 Friston Avenue, Eastbourne, BN22 0EL

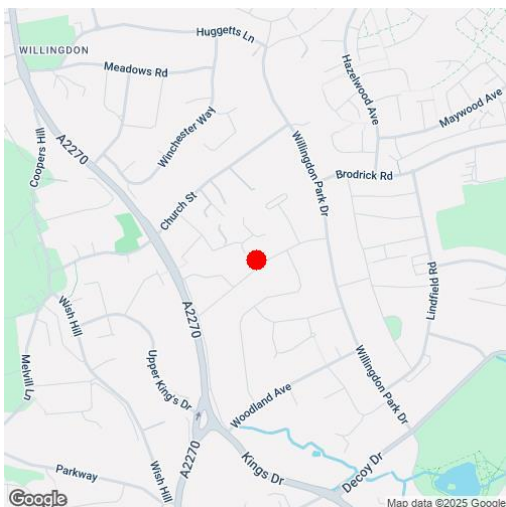
Guide Price £400,000 - £410,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

Available with no onward chain- An impressive link-detached bungalow with two double bedrooms, set within good size lawned gardens in the favoured West Hampden Park area enjoying views towards The South Downs. The well presented accommodation includes a generous 23' living room with defined dining area and patio doors opening onto the rear garden. The bright kitchen has a comprehensive range of matching wall and base units beneath contoured work surfaces. Both bedrooms are double rooms and are served by a bathroom with white suite. The bungalow is set back from the road with a driveway providing off-road parking and access to the attached garage. Other benefits include gas central heating and sealed unit double glazing throughout. Friston Avenue forms part of a highly sought after residential area approximately 2.5 miles from Eastbourne town centre. Local shopping facilities are within a few hundred yards in Lindfield Road, whilst Hampden Park mainline railway station and High Street are within 1 mile.





### At a Glance:

- Well presented throughout
- 23' sitting/dining room
- Gas central heating
- Sealed unit double glazing
- Views towards The South Downs
- Garage
- Delightful gardens
- No onward chain

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LIVING ROOM / DINING ROOM**

23'10" (7.26m) x 12'10" (3.91m) Max

**KITCHEN**

10'10" (3.3m) x 9'6" (2.9m)

**BEDROOM 1**

14'8" (4.47m) x 11'9" (3.58m)

**BEDROOM 2**

10'6" (3.2m) x 10'4" (3.15m)

**BATHROOM / WC**

**OUTSIDE:**

**FRONT GARDEN**

With driveway leading to

**GARAGE**

**REAR GARDEN**

**COUNCIL TAX**

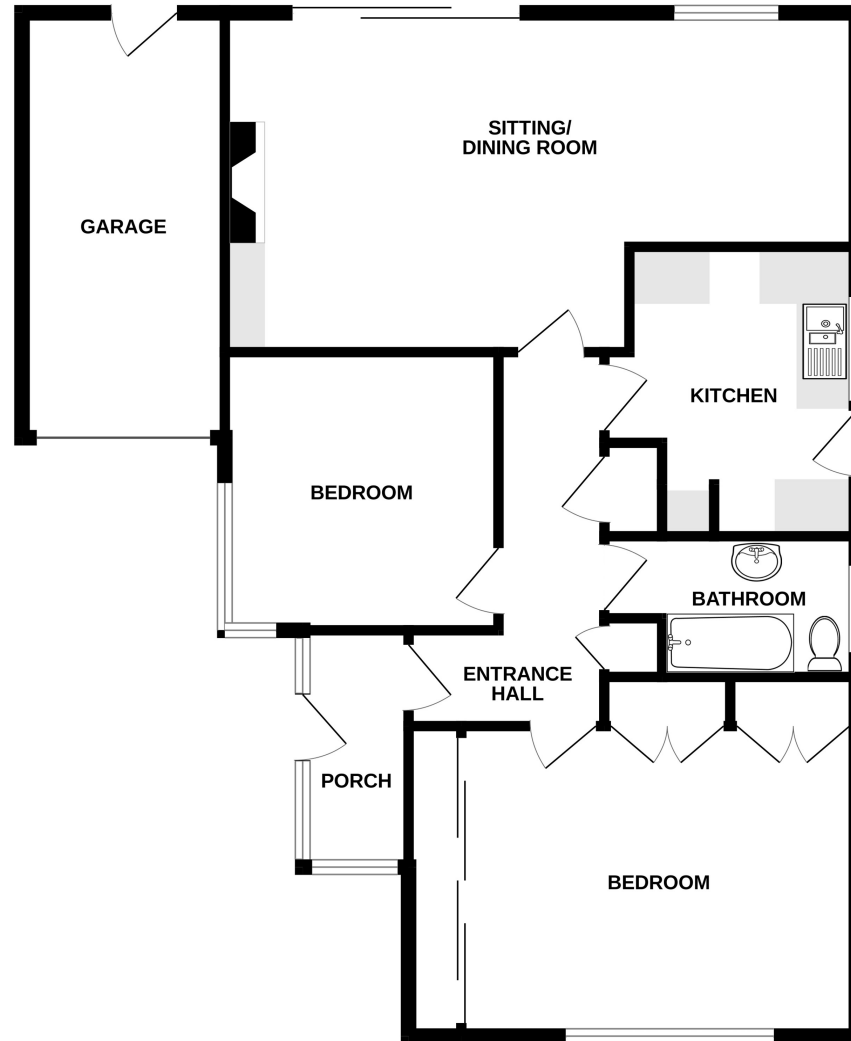
Band 'D'

**EPC**

'D'



GROUND FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 sq.m.) approx.

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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