



31 Hazelwood Avenue, Eastbourne, BN22 0SG

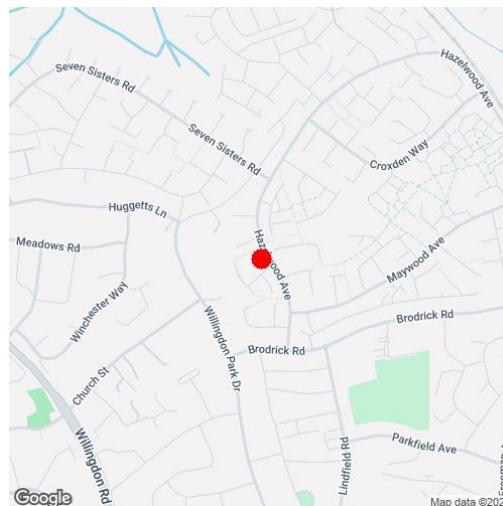
Price £270,000 | Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A well proportioned three bedroom detached bungalow with garage on the borders of Willingdon and Hampden Park available with no onward chain. The generous accommodation includes three double bedrooms a good size living room with picture window affording a pleasant front aspect, a fitted kitchen with integrated double oven and hob and a bathroom with separate wc. Although benefiting from sealed unit double glazing, the bungalow is now in need of general modernisation and redecoration and is considered a blank canvas for anyone wanting to create a home appointed and decorated in a style of their own choosing. Located on the borders of Willingdon and Hampden Park, local shopping facilities are available in Lindfield Road, whilst Eastbourne town centre is approximately 2.5 miles away.





## At a Glance:

- No onward chain
- Three double bedrooms
- Generous sitting room
- Westerly facing rear garden
- Sealed unit double glazing
- Garage
- Electric storage heaters



## Accommodation:

### HALL

### LIVING ROOM

16'9" (5.11m) x 12'6" (3.81m)

### KITCHEN

9'2" (2.79m) x 7'10" (2.39m)

### SUN ROOM

22'2" (6.76m) x 4'0" (1.22m)

### BEDROOM 1

12'6" (3.81m) x 11'6" (3.51m)

### BEDROOM 2

12'3" (3.73m) x 9'2" (2.79m)

### BEDROOM 3

10'10" (3.3m) x 9'2" (2.79m)

### BATHROOM

### SEPARATE WC

### OUTSIDE

### GARDENS FRONT AND REAR

The latter extending to approximately 30'

### GARAGE

in nearby block in Cedar Close with parking space in front

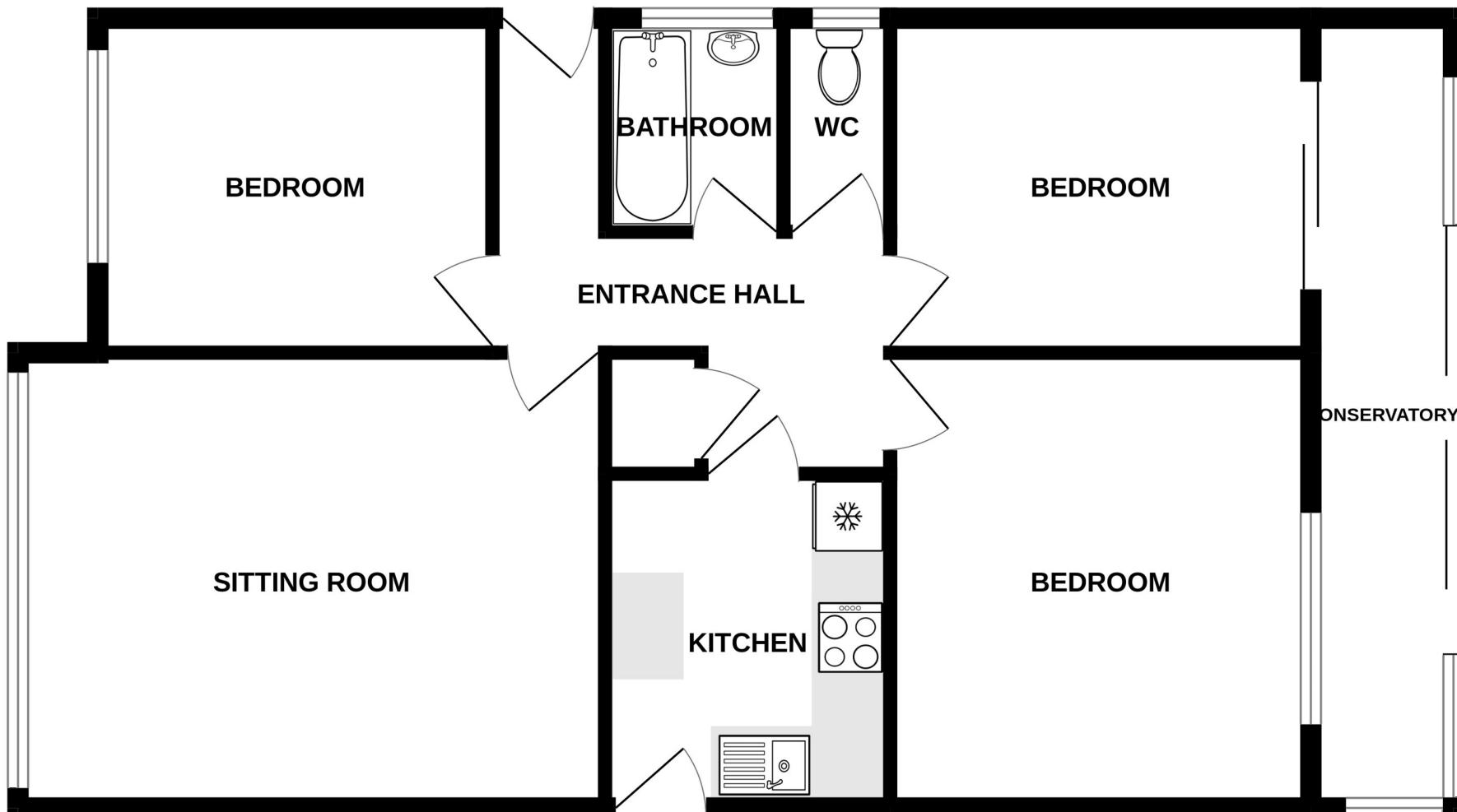
### EPC

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### COUNCIL TAX

Band "D"

GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**Leaper Stanbrook**

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