



**7 Magnolia Walk, Eastbourne, BN22 0SR**

**Guide Price £290,000 - £310,000 | Freehold**

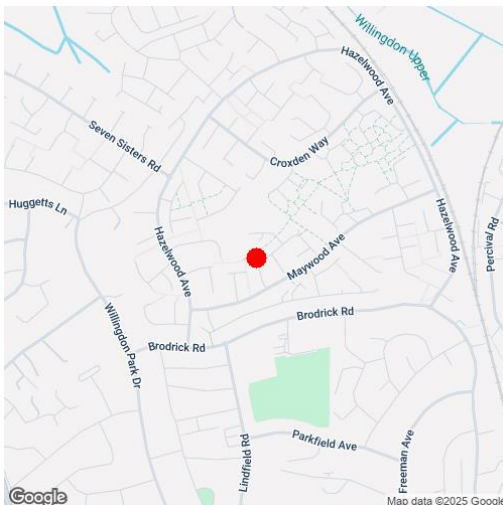
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



GUIDE PRICE £290,000 - £310,000. A beautifully presented two double bedroom detached bungalow located in a quiet residential location in the Hampden Park area of Eastbourne close to local shops and excellent bus links. This delightful bungalow is offered to the market chain free and benefits from being recently renovated and updated by the current owners including newly fitted carpets and being redecorated throughout. The property boasts light and airy accommodation comprising entrance porch, sitting/dining room, modern kitchen with range of matching wall and base units with work surface space, two excellent size double bedrooms and modern bathroom/wc. The property has the benefit of a good size secluded garden to the rear with area of lawn, patio and with a variety of plants, shrubs and trees. There is also a lawned garden to the front. There is the convenience of a single garage to the rear along with a space to park one vehicle. Additional benefits include double glazing and gas central heating.







### At a Glance:

- Well presented two bedroom detached bungalow
- Quiet residential location
- Light and airy accommodation throughout
- Newly redecorated and newly fitted carpets
- Modern kitchen
- Modern bathroom/wc
- Chain Free
- Garage and parking space
- Double glazed and gas central heating
- Spacious sitting/dining room

### Accommodation:

#### ENTRANCE PORCH

#### SITTING ROOM / DINING ROOM

17'8" (5.38m) x 10'11" (3.33m)

#### KITCHEN

9'11" (3.02m) x 8'7" (2.62m)

#### BEDROOM 1

12'11" (3.94m) x 10'11" (3.33m)

#### BEDROOM 2

13'3" (4.04m) x 8'7" (2.62m)

#### BATHROOM

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### GARAGE

#### PARKING SPACE

#### COUNCIL TAX:

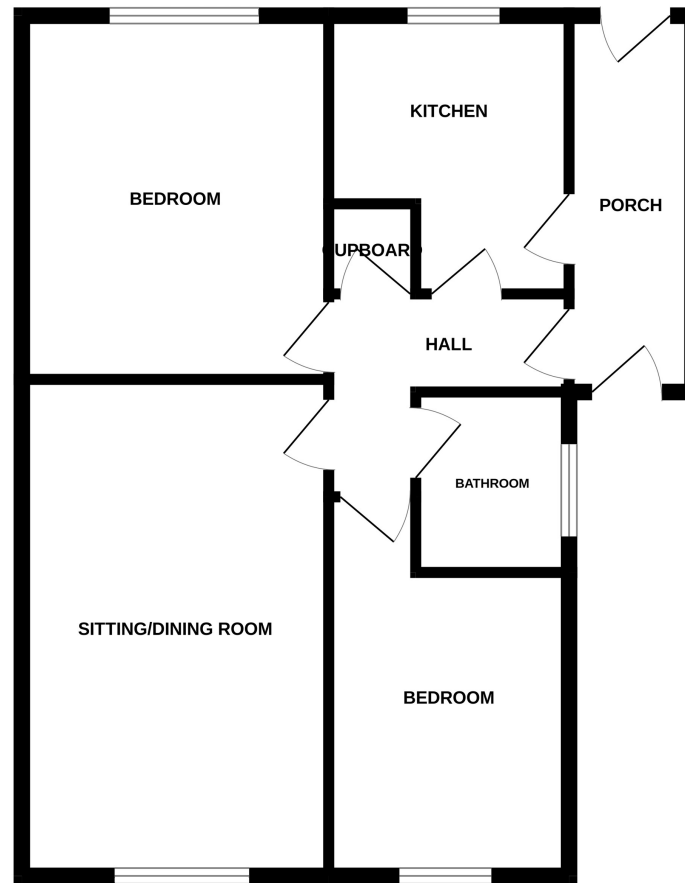
Band 'C'

#### EPC:

'D'



## GROUND 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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