



**34 Chatfield Crescent, Eastbourne, BN22 0EZ**

**Price £515,000 | Freehold**

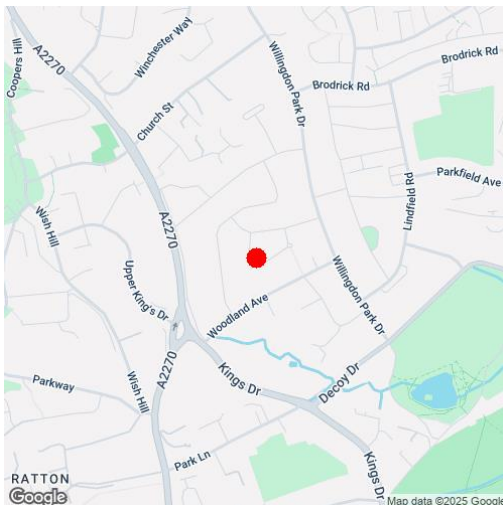
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



An immaculately presented three bedroom detached bungalow tucked away in a quiet crescent within the popular West Hampden Park area of Eastbourne. This stunning bungalow has been the subject of much improvement by the present owner and enjoys bright and spacious accommodation comprising entrance hall with access to a large loft space suitable for conversion subject to the usual consents, large sitting room, modern kitchen/dining room with a comprehensive range of matching wall and base units along with areas of work surface, inset sink with hose style mixer tap, built in eye level Neff microwave, Neff oven and Neff induction hob, other appliances include a dishwasher and fridge freezer, utility room, conservatory, three excellent size bedrooms, modern shower room/wc plus a second wc with wash hand basin. The property is approached via a block paved driveway leading to a larger than average garage with electric roller door and the front garden has an area of lawn. To the rear there is a good size secluded garden with area of lawn, patio plus a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating. The property is conveniently located close to the large open green space of Hampden Park and there are a number of bus routes and local shops nearby. The property has the benefit of solar panels supplying electricity through a contract with EDF which over the past 12 months has generated over £1000 for the vendor.







### At a Glance:

- Beautifully presented three bedroom detached bungalow
- Quiet West Hampden Park location
- Large sitting room
- Modern kitchen/dining room
- Conservatory
- Modern shower room/wc plus additional wc
- Driveway and garage with electric roller door
- Close to Hampden Park, local shops and bus routes
- Utility room
- Double glazed and gas central heating

### Accommodation:

#### ENTRANCE HALL AND PORCH

#### SITTING ROOM

17'7" (5.36m) x 11'7" (3.53m)

#### CONSERVATORY

11'6" (3.51m) x 11'2" (3.4m)

#### KITCHEN/DINER

16'1" (4.9m) x 13'6" (4.11m) Max

#### LEAN-TO

#### BEDROOM 1

11'8" (3.56m) x 11'7" (3.53m)

#### BEDROOM 2

11'7" (3.53m) x 10'5" (3.18m)

#### BEDROOM 3

11'7" (3.53m) x 6'9" (2.06m)

#### SHOWER ROOM/WC

#### SEPARATE WC

#### OUTSIDE:

#### GARDENS FRONT & REAR

#### DRIVEWAY

#### GARAGE

#### COUNCIL TAX:

D

#### EPC:

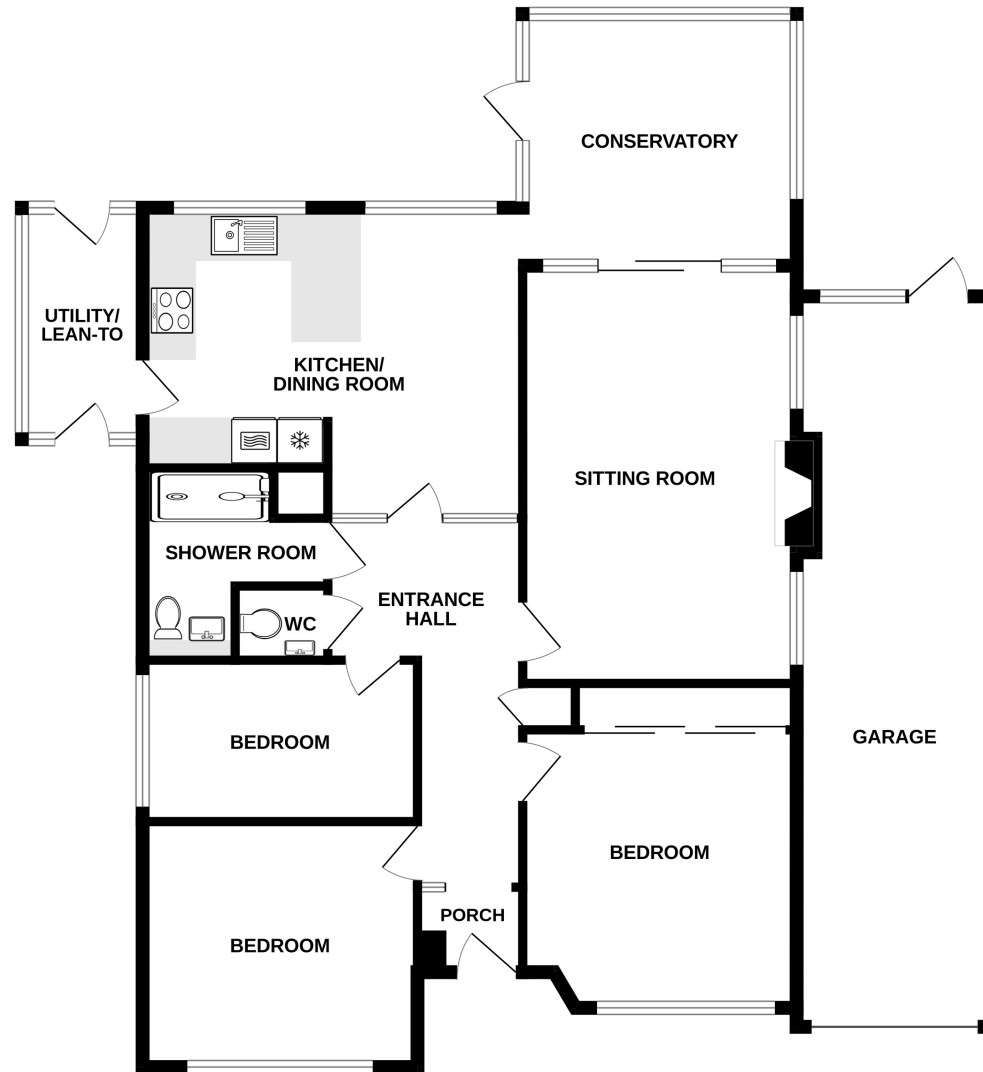
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#### N.B

The property has the benefit of solar panels supplying electricity through a contract with EDF which over the past 12 months has generated over £1000 for the vendor.



GROUND FLOOR  
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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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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.

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