



39 Friston Avenue, Eastbourne, BN22 0EL

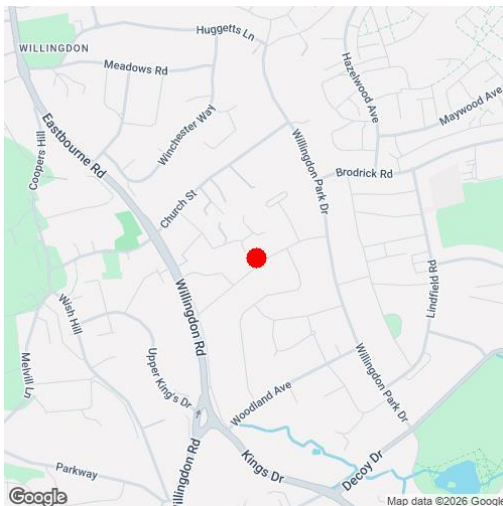
Price £425,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned three bedroom detached bungalow located in the popular West Hampden Park area, set within attractive gardens extending to approximately 60' at the rear. The accommodation comprises a generous L-shape living room, a kitchen with an integrated oven and hob a cloakroom and a shower room/wc that serves the three bedrooms. The bungalow benefits from gas central heating and sealed unit double glazing but would now benefit from redecoration and some further modernisation to bring it up to modern day standards. Friston Avenue is one of most popular roads in the area and is conveniently located within a few hundred yards of the delightful Hampden Park recreational facilities with local shopping facilities available in Lindfield Road. Eastbourne town centre, served by buses that stop nearby, is approximately 3 miles away. The bungalow is available with no onward chain and provides an exceptional opportunity for those seeking a good size bungalow that they can decorate and appoint in the style of their choosing.





At a Glance:

- Favoured West Hampden Park location
- Attractive gardens
- Three bedrooms
- Generous L-shape living room
- Shower room and second wc
- Garage
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

HALL

SITTING ROOM / DINING ROOM

19'0" (5.79m) Max x 12'9" (3.89m)
Max narrowing to 7'10"

KITCHEN

10'4" (3.15m) x 8'0" (2.44m)

BEDROOM 1

14'0" (4.27m) x 10'0" (3.05m)

BEDROOM 2

10'0" (3.05m) x 9'9" (2.97m)

BEDROOM 3

10'10" (3.3m) x 7'6" (2.29m)

SHOWER ROOM / WC

SEPARATE WC

OUTSIDE:

GARDENS FRONT AND REAR

GARAGE

16'3" (4.95m) x 8'0" (2.44m)

EPC:

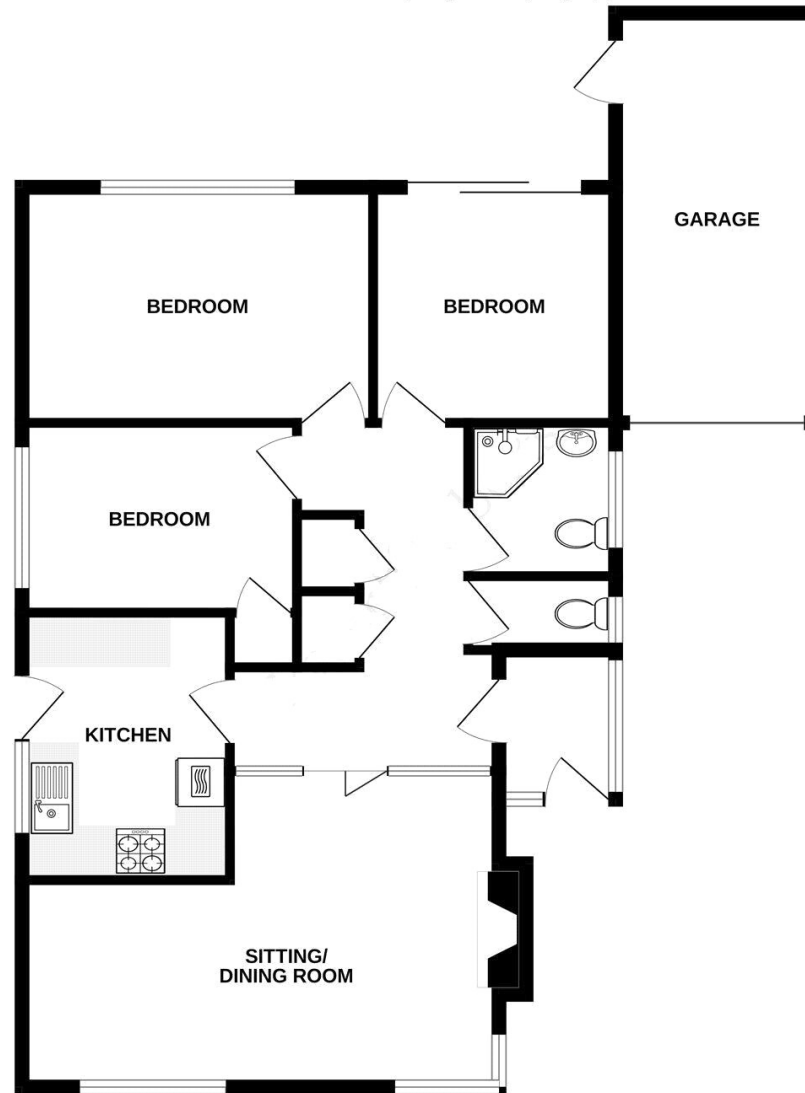
'D'

COUNCIL TAX:

Band 'D'



GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email