



28 Rowan Avenue, Eastbourne, BN22 0RY

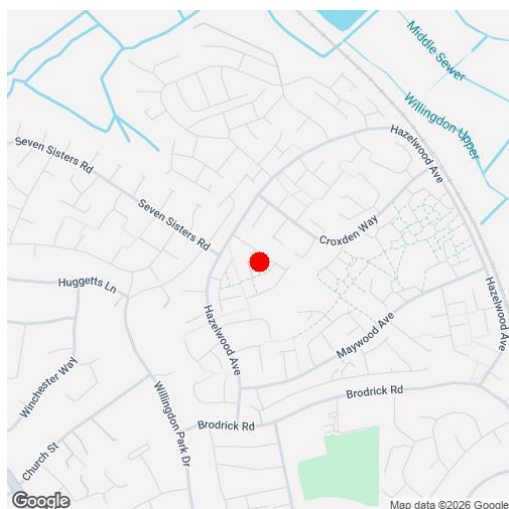
Price £300,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A two bedroom detached bungalow located in a quiet residential cul de sac 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 offers well proportioned accommodation comprising an entrance hall, a sitting room/dining room, a kitchen, two bedrooms and a family bathroom. The property also has a driveway affording off road parking for three/four cars, a garage and delightful gardens to the front and rear. Additional benefits include gas fired central heating and double glazing. Local shopping facilities are available in Lindfield Road and Maywood Avenue, whilst the centre of Hampden Park with its mainline railway station is approximately 1 mile distant. An internal inspection is essential to appreciate the merits of this fine property.





## At a Glance:

- Detached bungalow
- Two bedrooms
- Sitting room / dining room
- Quiet cul de sac location
- Delightful gardens
- Garage
- Chain free

## Accommodation:

**ENTRANCE HALL**

**SITTING ROOM / DINING ROOM**

17'8" (5.38m) x 11'2" (3.4m)

**KITCHEN**

10'0" (3.05m) x 8'6" (2.59m)

**BEDROOM ONE**

13'0" (3.96m) x 11'0" (3.35m) Range of built in furniture

**BEDROOM TWO**

10'0" (3.05m) x 8'6" (2.59m)

**FAMILY BATHROOM**

**OUTSIDE**

**DRIVEWAY**

With off road parking for up to three cars leading to

**GARAGE**

16'6" (5.03m) x 7'10" (2.39m)

**FRONT GARDEN**

**REAR GARDEN**

Hosting a plethora of mature plants and trees

**COUNCIL TAX:**

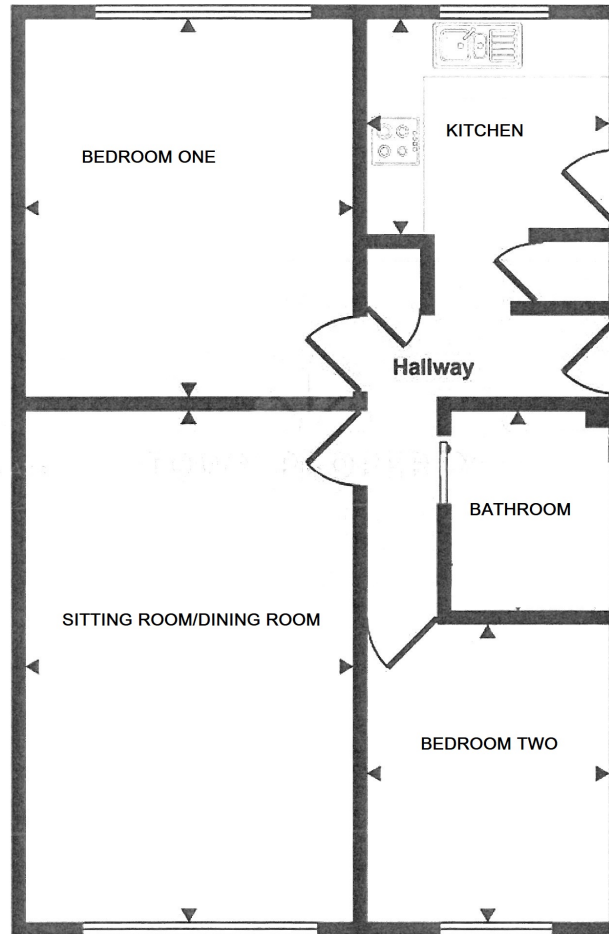
BAND 'C'

**EPC:**

'D'



FLOOR PLAN



Floor plan for illustration purposes only.  
Measurements and layout are approximate.

Ref: 3

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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