



BROOK GAMBLE



38 Hazelwood Avenue, Eastbourne, BN22 0SQ

£285,000

An immaculately presented two bedroom semi-detached bungalow in Hampden Park. WELL LOCATED FOR LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS AND BUS SERVICES, the property boasts a GOOD SIZED REAR GARDEN which includes a SUMMERHOUSE with power. Further benefits include gas central heating and uPVC double glazing, as well as a GARAGE with HARDSTANDING, which is located in a block close by. Viewing is considered essential. Sole Agents.

uPVC double glazed front door, with side screen, to:

Entrance Porch

uPVC double glazed door, with side screen, to:

Entrance Hall

(L-shaped). Boiler cupboard with wall mounted gas boiler and shelving. Storage cupboards. Hatch to loft. Wall mounted thermostat. Radiator.

Lounge 17'2" x 11'3" (5.23m x 3.43m)

Dado rail. Radiator. uPVC double glazed window to front.

Kitchen 9'1" x 8'11" (2.77m x 2.72m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surface over. Space for gas cooker with cooker hood above. Wall units. Space and plumbing for washing machine. Space for fridge freezer. Part tiling to walls. Tiled floor. uPVC double glazed window to front.

Bedroom 1 12'7" x 11'1" (3.84m x 3.38m)

(Measurements exclude depth of built-in wardrobe cupboard). Built-in wardrobe cupboard. Radiator. uPVC double glazed window and door to rear garden.

Bedroom 2 9'5" x 9'4" (2.87m x 2.84m)

Radiator. uPVC double glazed window to rear.

Bathroom

Easy access bath with walk-in panel, mixer tap and hand held shower attachment. Pedestal wash basin. Radiator. Tiled walls. uPVC double glazed window to side.

Cloakroom

Low level WC. Part tiling to walls. Frosted uPVC double glazed window to side.

Outside

The front garden is laid to lawn with pathway to front door.

The property enjoys the benefit of a rear garden, laid mainly to lawn with paved patio and timber shed. There is a glazed summerhouse with light and power and the garden is enclosed by timber fencing with gate for access.

Garage

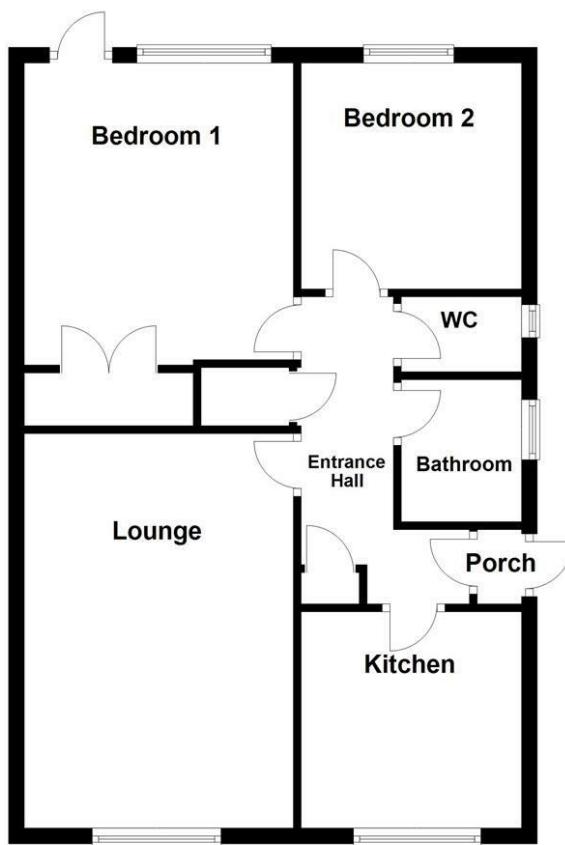
The garage, with up and over door, is located in a nearby block.

Other Information

Council Tax Band C

Floor Plan

Two Bedroom Bungalow

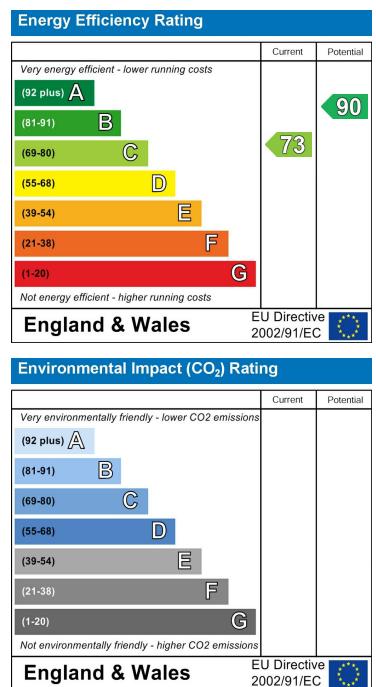


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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