

HUNT FRAME

ESTATE AGENTS



33 Magpie Road, Eastbourne, BN23 7RG Offers Over £275,000



WELL PRESENTED DETACHED TWO BEDROOM BUNGALOW (with VIRTUAL TOUR), situated in a quiet residential area close to local amenities, offering SPACIOUS and WELL PROPORTIONED ACCOMMODATION which has been re-decorated and re-carpeted by the current owners. The property features TWO DOUBLE BEDROOMS, along with a FITTED KITCHEN and BATHROOM. Outside, there is OFF ROAD PARKING for a single car and a GARAGE, the property also benefits from low maintenance front and rear gardens, with the added convenience of being just a short walk from Langney Shopping Centre, bus routes and local parks.



ENTRANCE

UPVC entrance door into the porch.

PORCH

Double glazed windows, inner UPVC door into the hallway.

HALLWAY

Two storage cupboards, loft access, radiator, doors off to.

SITTING ROOM

15'1 x 11'5 (4.60m x 3.48m)

UPVC double glazed window to the front aspect, fireplace, radiator.

KITCHEN

10'2 x 8'5 (3.10m x 2.57m)

Comprising of a range of floor standing and wall mounted units with worktop space, inset one and half bowl sink unit with mixer tap, four ring gas hob and eye level double oven, space for a washing machine and upright fridge/freezer, wall mounted gas boiler, tiling to walls, double glazed window to the front aspect, UPVC door giving side access to the rear gardens.

BEDROOM 1

13'3 x 12'3 (4.04m x 3.73m)

UPVC double glazed window to the rear aspect, radiator.

BEDROOM 2

10'11 x 10'5 (3.33m x 3.18m)

UPVC double glazed window to the rear aspect with a matching door, which gives access to the gardens, radiator.

BATHROOM

7'7 x 6'0 (2.31m x 1.83m)

Fitted with a coloured suite of a panelled bath, pedestal wash hand basin and low level Wc, shaver point, radiator, tiling to walls, double glazed window to the side aspect.

GARDENS

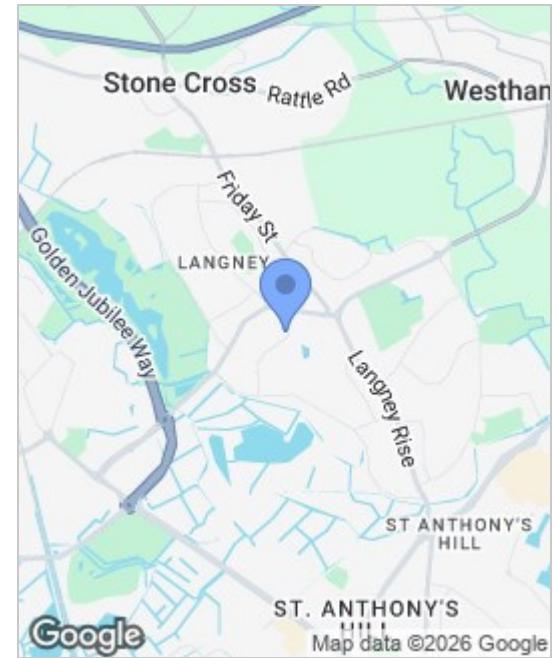
The rear garden is laid to lawn and patio with walled boundaries and mature shrubs. There is gated side access and a timber storage shed.

GARAGE

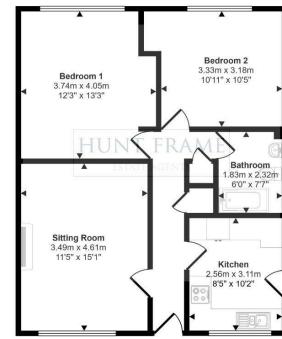
Up and over door to the front, power and light.

PARKING

Driveway parking in front of the garage.



Approx Gross Internal Area
64 sq m / 689 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Make Space 200.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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