



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£335,000



4 Magnolia Drive, Eastbourne, BN22 0SU

A chain free three bedroom detached house situated on the borders of Hampden Park and Willingdon Trees. Having been extended the house provides spacious accommodation comprising of a lounge/dining room, ground floor cloakroom, extended fitted kitchen with versatile study/office/breakfast room. The first floor comprises of three bedrooms and a refitted shower room. The rear garden is mainly laid to lawn with a high level of seclusion and to the front there is a driveway that leads to the garage. Local schools, shops and bus services into Eastbourne are all close by whilst Hampden Park village is approximately half a mile distance. An internal inspection comes highly recommended.

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Main Features

- Extended Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen
- Study/Office/Breakfast Room
- Shower Room/WC
- Secluded Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor. Door to-

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Lounge/Dining Room
25'3 x 14'1 (7.70m x 4.29m)
Coved ceiling. Three radiators. Wall lights. Serving hatch. Feature fireplace with inset coal effect fire. Double glazed window to front aspect.

Double Aspect Kitchen
17'9 x 8'1 (5.41m x 2.46m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor cookerhood over. Space and plumbing for washing machine. Space for upright fridge freezer. Part tiled walls. Understairs cupboard. Double glazed windows to rear and side aspects. Door to-

Study/Office/Breakfast Room
9'7 x 7'6 (2.92m x 2.29m)
Radiator. Coved ceiling. Double glazed window. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Airing cupboard housing gas boiler. Loft hatch (not inspected). Double glazed window.

Bedroom 1
11'3 x 10'2 (3.43m x 3.10m)
Radiator. Built in double wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'11 x 9'3 (3.33m x 2.82m)
Radiator. Built in double wardrobe. Double glazed window to front aspect with distant views towards the South Downs.

Bedroom 3
7'4 x 7'2 (2.24m x 2.18m)
Radiator. Double glazed window to front aspect with distant views towards the South Downs.

Shower Room/WC
White suite comprising of shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn and provides a high level of seclusion. There are well stocked flower beds and side access to the driveway and garage.

Parking
A driveway to the front of the property provides off road parking and leads to the-

Garage
Up and over door.

COUNCIL TAX BAND = D

EPC = D