



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£425,000



## 22 Haystoun Close, Eastbourne, BN22 0EP

A charming two bedroom detached bungalow occupying a generous corner plot within a quiet residential close in West Hampden Park. Enjoying a particularly private and attractive position, the property boasts substantial front and rear gardens, with the rear garden fanning out, creating a wonderful sense of space and seclusion. The beautifully established garden provides an idyllic setting, ideal for keen gardeners or those seeking outdoor entertaining space. To the front, an L-shaped triple aspect sitting room offers excellent natural light, while a large conservatory overlooks and opens onto the rear garden, further enhancing the living space. The bungalow also benefits from a brick-laid tandem driveway providing off-road parking for multiple vehicles, in addition to a garage. Offered chain free, this appealing home presents an exciting opportunity for buyers looking to update and personalise a property to their own taste. Requiring some modernisation, it offers immense potential in a sought-after and peaceful location.

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## Main Features

- Detached Bungalow on Generous Corner Plot
- 2 Bedrooms
- Triple Aspect Lounge
- Kitchen
- Conservatory
- Bathroom/WC
- Lawned Rear Garden
- Garage
- Driveway
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Radiator. Two cupboards. Loft access (not inspected).

## Lounge

17'10 x 17'0 (5.44m x 5.18m)

Two radiators. Electric fireplace. Triple aspect with double glazed windows to front aspect and both sides.

## Kitchen

11'7 x 8'11 (3.53m x 2.72m)

Fitted range of wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Three undercounter spaces. Radiator. Double glazed window and door to side aspect.

## Bedroom 1

13'0 x 10'11 (3.96m x 3.33m )

Radiator. Fitted wardrobe. Double glazed window to rear aspect.

## Bedroom 2

13'5 x 10'10 (4.09m x 3.30m)

Radiator. Built in wardrobe. Double glazed sliding door to-

## Conservatory

14'0 x 9'7 (4.27m x 2.92m)

UPVC construction. Electric radiator. Double glazed windows. Double glazed doors to garden.

## Bathroom/WC

Panelled bath with shower over. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Fully tiled walls. Radiator. Two frosted double glazed windows.

## Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the conservatory and side of the bungalow. There is a variety of of matured plants and shrubbery and gated side access on both sides. The garden also features a shed and access to the-

## Garage

15'11 x 8'5 (4.85m x 2.57m)

Up and over door. Lighting. Door to garden.

## Parking

A tandem brick laid driveway provides off road parking for several cars.

EPC= D

COUNCIL TAX BAND = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.