

2 Bedroom

**1** Reception



Freehold

## £315,000



1 Bathroom

## 1 Magpie Road, Eastbourne, BN23 7RG

Situated on a sought after corner plot within the popular Birds Estate, this charming detached bungalow offers two well proportioned bedrooms and is surrounded by beautifully maintained, mature gardens. The outdoor space provides a high degree of privacy, featuring a secluded patio area and a tranquil garden pond. Conveniently located just a short stroll from Langney Shopping Centre, residents can enjoy easy access to a variety of shops and local amenities. The property benefits from excellent public transport links, offering straightforward connections to the town centre and the vibrant marina development. Inside, the bungalow boasts a generously sized sitting/dining room, a stylish kitchen equipped with integrated appliances and a contemporary shower room with WC. Additional advantages include a private driveway and a single garage located to the side of the home.

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Main Features	Entrance Covered entrance porch. Frosted double glazed door to-
<ul> <li>Detached Bungalow on Corner</li> <li>Plot</li> </ul>	<b>Vestibule</b> Radiator. Coats/meter cupboard. Frosted double glazed window. Inner door to-
• 2 Bedrooms	Sitting/Dining Room 19'2 x 13'11 (5.84m x 4.24m) Carpet. Wall mounted electric fire. Double glazed window to rear aspect. Double glazed sliding doors to rear garden. Inner Hallway
Sitting Room/Dining Room	
Kitchen with Some Integrated	
<ul><li>Appliances</li><li>Modern Shower Room/WC</li></ul>	Radiator. Access to loft (not inspected) with retractable ladder.
Secluded Rear Garden	Kitchen 10'2 x 7'4 (3.10m x 2.24m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Integrated ridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Double glazed window to rear aspect. Bedroom 1 11'2 x 11'2 (3.40m x 3.40m) Radiator. Carpet. Double glazed window to front aspect.
• Driveway	
• Garage	
Close to Local Shops, Schools	
& Transport Links	
CHAIN FREE	
	Bedroom 2 11'5 x 7'4 (3.48m x 2.24m)
	Radiator. Carpet. Double glazed window to front aspect.
	Modern Shower Room/WC Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC with concealed cistern. Radiator. Fully tiled walls. Airing cupboard housing gas boiler. Frosted double glazed wndow,
	Outside The secluded garden is laid to lawn with established trees, flowers and shrubs with a private patio area and garden pond. The solar panels are leased.
	Parking A driveway provides off street parking and leads to the garage.
	<b>Garage</b> 17'93 x 8'48 (5.18m x 2.44m ) Up and over door. Light and power. Door to garden.
	COUNCIL TAX BAND = C

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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 (sech 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.