



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£299,950



33 Magpie Road, Eastbourne, BN23 7RG

Situated in a quiet residential area close to local amenities, this well presented two bedroom detached bungalow offers comfortable and convenient single level living. Step inside to discover a spacious and light filled living room, perfect for relaxing or entertaining guests. The property features two generously sized double bedrooms, a well proportioned kitchen, new carpets throughout and a modern layout that suits a range of buyers from downsizers to first time homeowners. Outside, there is off road parking for one car, a garage and the property 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.

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Main Features

- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- New Carpets Throughout
- Lawn & Patio Rear Garden
- Driveway & Garage
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links

Entrance

UPVC front door to-

Double Glazed Porch

Double glazed windows. UPVC inner door to-

Hallway

Carpet. Radiator. Two understairs cupboards.

Lounge

15'0 x 11'5 (4.57m x 3.48m)

Capet. Radiator. Electric fireplace. Double glazed window to front aspect.

Kitchen

10'0 x 8'3 (3.05m x 2.51m)

Fitted range of wall and base units, surrounding worktops with inset bowl and a half sink unit and mixer tap. Four ring gas hob. Double Hotpoint oven. Space for washing machine and fridge freezer. Cupboard housing gas boiler. Tiled walls.

Double glazed window to front aspect.

Bedroom 1

13'1 x 11'9 (3.99m x 3.58m)

Radiator. Carpet. Double glazed window rear aspect.

Bedroom 2

10'11 x 10'4 (3.33m x 3.15m)

Radiator. Carpet. Double glazed windows to rear aspect. Double glazed door to garden.

Bathroom/WC

Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Fully tiled walls. Double glazed window.

Outside

The rear garden is laid to lawn and patio with wall boundaries and mature shrubs. There is gated side access.

Parking

A driveway to the side of the property provides off road parking for one vehicle.

Garage

Up and over door.

EPC = C

COUNCIL TAX BAND = C