TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price £280,000 - £300,000









24 Dene Drive, Eastbourne, BN22 0EX

****Guide Price £280,000-£300,000**** Offered to the market with no onward chain, this detached two double bedroom bungalow is ideally situated in the highly sought after West Hampden Park area, offering an excellent opportunity for those looking to downsize, invest, or create a home tailored to their own tastes. The property offers spacious and light filled accommodation throughout and, while ready for some modernisation, has been well cared for, including a well maintained electrical installation, providing an excellent foundation for future improvements. The accommodation comprises a generous lounge and a kitchen/breakfast room, both enjoying direct access to the sunny, private rear garden, creating an ideal space for relaxing or entertaining. There are also two well proportioned double bedrooms and a practical shower room. Externally, the property benefits from a private driveway providing off road parking, together with a garage. Conveniently located within easy reach of Hampden Park's excellent range of local shops, supermarkets and everyday amenities, as well as the mainline railway station with direct links to London and the South Coast, this is a fantastic opportunity to secure a detached bungalow in a highly desirable location with superb potential to make it your own.

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Main Features

- Detached Bungalow In Highly Sought After West Hampden Park
- 2 Double Bedrooms
- Spacious Lounge With Access To Rear Garden
- Fitted Kitchen/Breakfast Room Opening To Rear Garden
- Shower Room/WC
- Sunny, Private Rear Garden
- Driveway Providing Off Road Parking
- Garage
- Double Glazing
- CHAIN FREE

Entrance
Double glazed entrance door to -

Hallway
Radiator. 2 cupboards. Loft access (not inspected).

Bedroom 1
12'11 x 10'11 (3.94m x 3.33m)
Radiator. Double glazed window to front aspect.

Bedroom 2
11'0 x 8'11 (3.35m x 2.72m)
Radiator. Double glazed window to front aspect.

Modern Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap set in vanity unit. Radiator. Fully tiled. Frosted double glazed window.

Lounge
16'10 x 11'0 (5.13m x 3.35m)
Radiator. Feature fireplace. Double glazed window and door to rear aspect.

Fitted Kitchen/Breakfast Room
12'4 x 10'8 (3.76m x 3.25m)
Range of fitted wall and base units. Built-in electric hob with extractor cooker hood above. Eye level electric oven. Plumbing and space for appliances. Wall mounted boiler. Radiator. Double glazed windows to side and rear aspect. Double glazed door to rear garden.

Outside
Rear Garden: Laid mostly to lawn with area of patio, shrubs and trees.

Front Garden: Area of lawn and paving with shrubs and trees.

Parking
Block paved driveway to the front of the property leading to a garage with up & over door.

EPC = D

Council Tax Band = C

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.