TOWN PROPERTY

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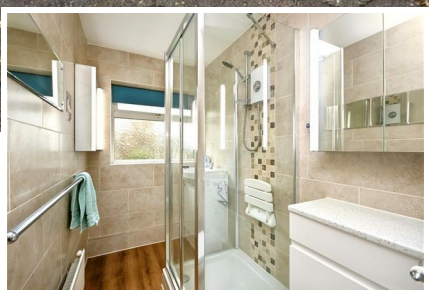
Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price £290,000 - £310,000









1 Magpie Road, Eastbourne, BN23 7RG

Situated on a sought after corner plot within the popular Birds Estate, this charming CHAIN FREE 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 garage and solar panels.

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Main Features

- Detached Bungalow on Corner Plot
- 2 Bedrooms
- Sitting Room/Dining Room
- Kitchen with Some Integrated Appliances
- Modern Shower Room/WC
- Secluded Rear Garden
- Driveway & Garage
- Solar Panels
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

Entrance
Covered entrance porch. Frosted double glazed door to-

Vestibule
Radiator. Coats/meter cupboard. Frosted double glazed window. Inner door to-

Sitting/Dining Room
19'2 x 13'11 (5.84m x 4.24m)
Carpet. Wall mounted electric fire. Stained glass door and adjacent window. Double glazed sliding doors to rear garden.

Inner Hallway
Radiator. Access to loft (not inspected) with retractable ladder.

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.

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.

Garage
17'93 x 8'48 (5.18m x 2.44m)
Up and over door. Light and power. Door to garden.

COUNCIL TAX BAND = C

EPC = B

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.