



13 Magpie Road  
Eastbourne, BN23 7RG

Offers in excess of £270,000



# 13 Magpie Road

Eastbourne, BN23 7RG

Phil Hall Estate Agents welcomes to the market Magpie Road, Eastbourne, a delightful bungalow nestled in a sought-after residential area. This beautifully presented two-bedroom semi-detached bungalow offers a wonderful blend of comfort, practicality, and style. Boasting off-road parking, a garage, and a charming private rear garden, this home is ideal for those seeking a peaceful yet well-connected retreat.

Upon entering the property, you are greeted by a welcoming front porch that leads into the generously sized living/dining room. This inviting space is bathed in natural light, thanks to a large double-glazed window to the front, creating a bright and airy atmosphere. The living area offers ample room for both relaxation and dining, making it a versatile space for everyday living and entertaining. A charming feature archway seamlessly connects this space to the modern kitchen.

The kitchen is well-appointed with a stylish range of wall-mounted and matching base units, providing plenty of storage and workspace. Designed for both functionality and aesthetics, the kitchen is fitted with a built-in oven, hob with extractor hood, and a dishwasher. There is additional space for a freestanding washing machine and fridge freezer. A double-glazed window to the front enhances the sense of space and brightness, while a convenient side door leads to an undercover passageway that provides access to both the front and rear gardens.

The master bedroom is a spacious double, thoughtfully designed with built-in wardrobes and storage cupboards, ensuring ample space for belongings. Overlooking the tranquil rear garden, this room provides a serene and private retreat.

The second bedroom is also a comfortable double, enjoying similar garden views. This versatile space could also serve as a guest room, home office, or hobby room, depending on the needs of the new owner.

The bathroom is well-equipped with a three-piece suite, comprising a panel-enclosed bath, wash hand basin and wc.





**LOCATION, LOCATION, LOCATION**  
Maggie Road is set within a desirable and well-established residential area, offering a peaceful environment while remaining close to essential amenities. Eastbourne town centre is just a short drive away, providing a wide range of shops, restaurants, and leisure facilities. Excellent transport links, including bus routes and easy access to major roads, make commuting straightforward. The area is also well-served by reputable schools, parks, and recreational spaces, making it an attractive choice for families, retirees, and professionals alike.



**Entrance Porch**  
6'10 x 3'05 (2.08m x 1.04m)

**Living Room/Dining Room**  
15'01 x 15'00 (4.60m x 4.57m)

**Kitchen**  
10'00 x 8'04 (3.05m x 2.54m)

**Bedroom One**  
13'03 x 12'06 max (4.04m x 3.81m max)

**Bedroom Two**  
12'06 max x 10'04 (3.81m max x 3.15m)

**Bathroom**  
7'06 x 5'10 (2.29m x 1.78m)



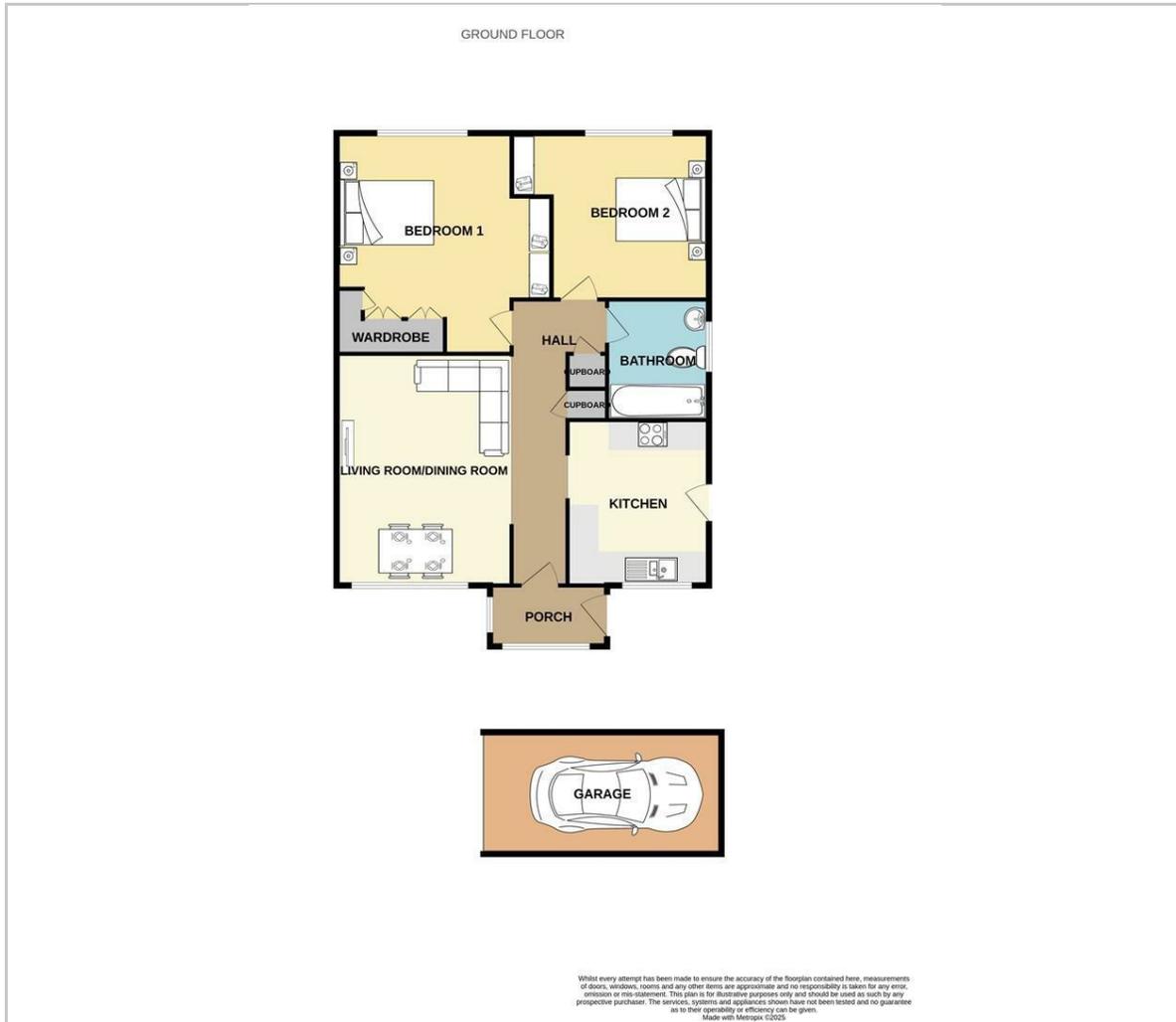
**Outside**  
The property's exterior is equally impressive, offering a well-maintained and thoughtfully designed outdoor space. The front garden is predominantly laid to lawn, complemented by a pathway leading to the entrance and providing side access to the rear garden. A driveway allows for convenient off-road parking and leads to a single garage, offering additional storage or secure parking options.

The sunny rear garden is fully enclosed, creating a private oasis perfect for outdoor enjoyment. A central lawn is surrounded by mature plants and shrubs, adding to the charm and greenery of the space. Towards the rear of the garden, a paved patio area provides the perfect spot for alfresco dining, entertaining, or simply relaxing in the sunshine. Additionally, a dedicated play area, laid with woodchip, offers a safe and enjoyable space for children or could be adapted for alternative use, such as a garden feature or additional seating area. Side access via the alleyway enhances convenience, allowing for easy movement between the front and rear of the property.

**Driveway and Garage**



## Floor Plan



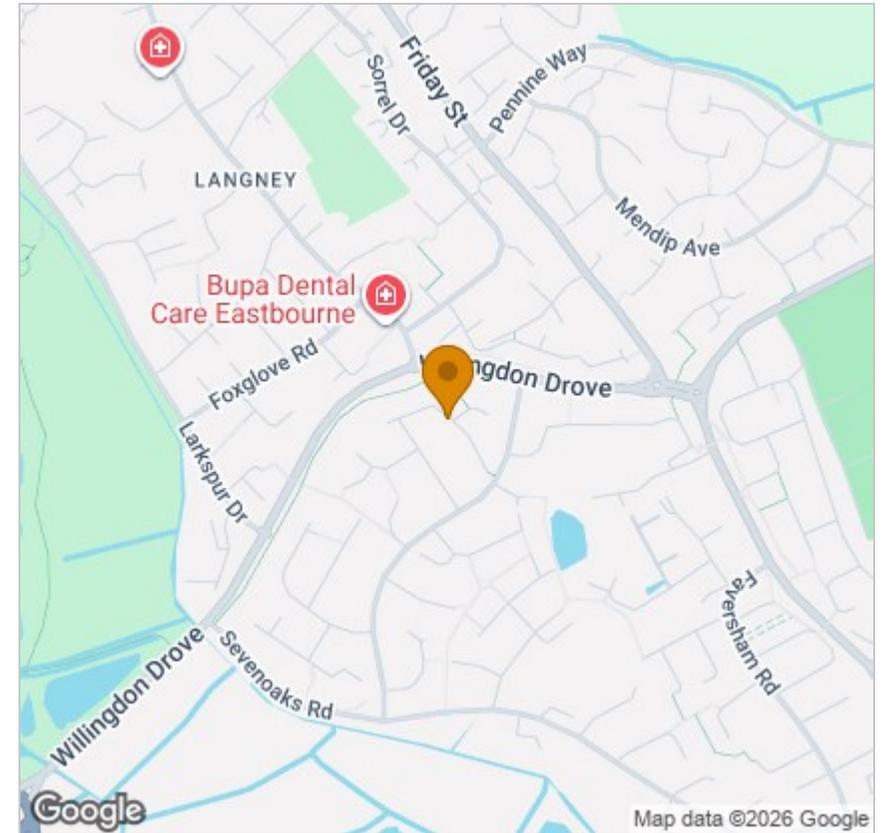
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

