



**Longland Road, EASTBOURNE BN20 8JA**



**welcome to**

**Longland Road, EASTBOURNE**

Offered to the market CHAIN FREE, this spaciouly proportioned three bedroom, three reception room teraced house is enviably positioned adjacent to the recreation ground in one of Old Towns most sought after residential areas.



### Entrance Porch

Door to front aspect. Storage. Door to;

### Entrance Hall

Radiator. Understairs storage.

### Lounge

13' 9" In to Bay x 13' 6" ( 4.19m In to Bay x 4.11m )  
Double glazed bay window to the front aspect.  
Feature York Stone fireplace . Television point.  
Radiator.

### Dining Room

12' 11" x 10' 11" ( 3.94m x 3.33m )  
Double glazed sliding doors to conservatory. Cast iron stove. Fireplace. Radiator.

### Kitchen

9' 6" x 8' 10" ( 2.90m x 2.69m )  
Range of wall and base units incorporating a one bowl sink and drainer unit, electric hob, electric double eye level oven, space and plumbing for washing machine, spotlighting, window to the side aspect, fully tiled wall, rear door leading to;

### Conservatory

20' 4" Max x 14' 9" Max ( 6.20m Max x 4.50m Max )  
Double glazed windows to the side and rear with garden aspect. Doors leading to rear garden,

### First Floor Landing

#### Bedroom 1

13' 7" x 12' 3" ( 4.14m x 3.73m )  
Double glazed window to the front. Radiator. Wardrobes.

#### Bedroom 2

12' 11" Max x 12' Max ( 3.94m Max x 3.66m Max )  
Double glazed window to the rear. Radiator.

#### Bedroom 3

10' Max x 8' Max ( 3.05m Max x 2.44m Max )  
Double glazed window to the front. Radiator.

### Bathroom

Tiled suite comprising bath with mixer taps and shower attachment, wash hand basin with vanity unit below, double glazed window to the rear.

### Separate W.C

Comprising low level w.c and window to the rear.

### Loft Room

Open staircase leading to fully boarded floor floor space with front facing and rear facing velux windows

### Outside

Side passage giving access to mature Southerly facing rear gardens.



Total floor area 152.3 sq.m. (1,639 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Longland Road, EASTBOURNE

- TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- CONSERVATORY
- LOFT ROOM

Tenure: Freehold EPC Rating: D

**£420,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
EBN117010 - 0008

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