



Lindfield Road, Eastbourne BN22 0AH

welcome to

Lindfield Road, Eastbourne

A charming three-bedroom detached house offering an inviting blend of comfort and elegance in this most delightful of residential settings. Featuring a bright and airy living space, three generously sized bedrooms and beautiful south-facing garden.



Entrance Porch

Double glazed window and door to the front aspect.

Entrance Hall

Window and door to the front aspect. Under stairs cupboard. Radiator.

Lounge

22' 2" max x 11' 11" max (6.76m max x 3.63m max)

Double glazed window to the front aspect. Double glazed window and French doors to the rear aspect. Fire place. Radiator.

Kitchen

10' 4" x 11' 6" (3.15m x 3.51m)

A range of wall and base units with Quartz work top over incorporating a ceramic sink and drainer unit. Double electric oven with gas hob and cooker hood above. Space and plumbing for dish washer. Space for fridge / freezer. Double glazed window to the rear aspect.

Utility Room

Double glazed window and door to the rear aspect. Stainless steel sink and drainer unit. Wall and base units throughout. Space and plumbing for washing machine. Radiator.

Upvc Conservatory

12' 3" x 10' (3.73m x 3.05m)

Double glazed window to the rear and side aspect. Double glazed French doors to the side aspect. Lights. Radiator.

Cloakroom

Double glazed window to the rear aspect. Low level W.C. Wash hand basin. Heated towel rail.

First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the side aspect. Loft access. Radiator.

Bedroom 1

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bedroom 2

12' max x 10' 3" max (3.66m max x 3.12m max)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

7' 10" x 9' (2.39m x 2.74m)

Double glazed window to the front aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Walk in shower cubicle. Low level W.C. Wash hand basin. Cupboard containing boiler. Double glazed window to the rear and side aspect. Radiator. 2x Airing cupboards.

Rear Garden

Mainly laid to lawn with mature trees and shrubs. Patio area. Greenhouse. Side gate. Garden shed. Fruit cage containing red berries, blackberries and cherries. Fruit trees.

Parking

Block paved driveway for multiple cars.

Garage

Up and over door. Power and lighting.



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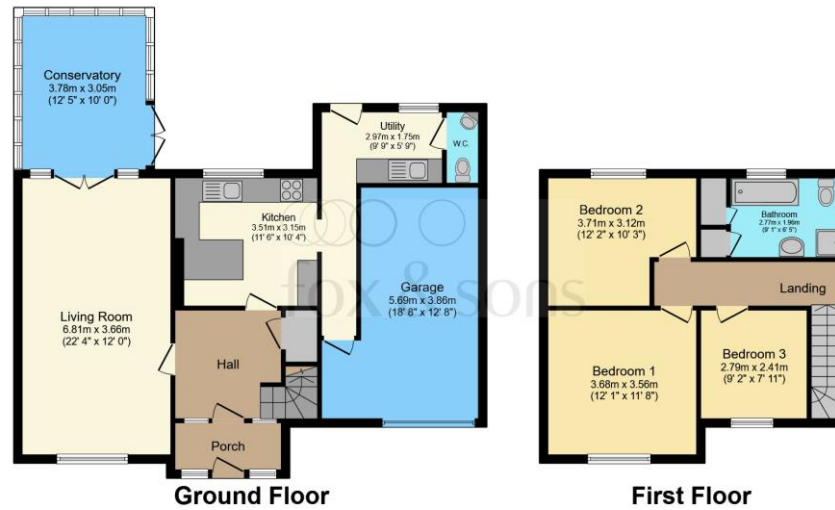
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Lindfield Road, Eastbourne

- THREE BEDROOM DETACHED HOUSE
- DRIVEWAY
- GARAGE
- CONSERVATORY
- SOUTHERLY FACING LANDSCAPED GARDEN

Tenure: Freehold EPC Rating: C

£525,000



Total floor area 137.7 m² (1,482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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