



**Tugwell Road, Eastbourne BN22 9LH**

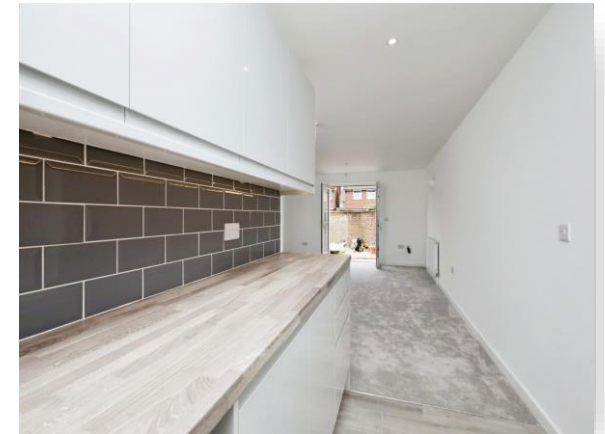


**welcome to**

**Tugwell Road, Eastbourne**

\*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\*

Fox & Sons are delighted to present to market this luxuriously appointed BRAND NEW three bedroom end of terraced family home enjoying open park views from a quite residential location in Hampden Park.



### Entrance Porch

Double glazed window and front door

### Entrance Hall

Radiator

### Lounge

18' 1" x 13' ( 5.51m x 3.96m )

Double glazed patio door to the rear aspect leading to garden. Under stairs cupboard. Wall lighting. Two radiators. Brand new carpet throughout.

### Kitchen

8' 11" x 7' 11" ( 2.72m x 2.41m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Cupboard containing boiler. Spot lighting throughout. Space for washing machine and fridge / freezer. Partly tiled walls.

### Cloakroom

Low level W.C. Wash hand basin.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Radiator.

### Bedroom 1

15' 10" x 8' ( 4.83m x 2.44m )

Two double glazed windows to the front aspect. Built in wardrobe. Radiator.

### Bedroom 2

13' 6" x 6' 10" ( 4.11m x 2.08m )

Double glazed window to the rear aspect. Loft access. Radiator.

### Bedroom 3

9' 2" x 5' 8" ( 2.79m x 1.73m )

Double glazed window to the rear aspect. Radiator.

### Modern Bathroom

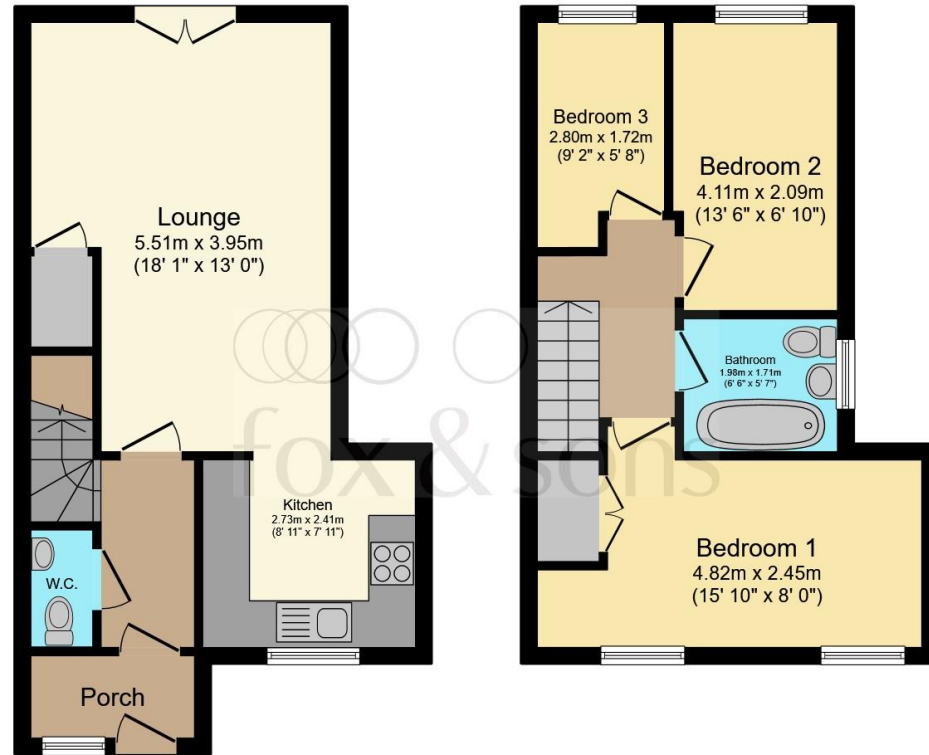
Morden suit comprising of a bath with mixer taps and over head shower attachment. Tiled splashback. Low level W.C. Wash hand basin with vanity unit below. Double glazed window to the side aspect.

### Rear Garden

Newly laid patio courtyard garden. Rear gate access.

### Off Road Parking

Off road parking located at the front of the property.



Ground Floor

First Floor

Total floor area 69.5 m<sup>2</sup> (748 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](http://www.focalagent.com)



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welcome to

## Tugwell Road, Eastbourne

- BRAND NEW
- END OF TERRACED HOUSE
- THREE BEDROOMS
- \*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\*
- LUXURY KITCHEN & BATHROOM SUITES

Tenure: Freehold EPC Rating: Exempt

guide price

**£290,000 - £300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119047 - 0004

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