



Lindfield Road, Eastbourne BN22 0AJ

welcome to

Lindfield Road, Eastbourne

GUIDE PRICE ***460,000 - £470,000**

A THREE bedroom detached house situated within the popular west Hampden Park located close to many amenities, offering lounge, dining room, modern kitchen, three double bedrooms, modern bathroom, rear garden and off-road parking. Call today to arrange a viewing!



Entrance Porch

Double glazed door to the front aspect. Radiator.

Lounge

14' 11" x 13' 9" (4.55m x 4.19m)

Double glazed bay window to the front aspect with built in blinds. Log burner. Radiator. Doors leading to:

Kitchen

10' 5" x 9' 8" (3.17m x 2.95m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double eye level electric oven with integral microwave above. Gas hob with cooker hood above. Integral dish washer and fridge / freezer. Tiled throughout. Double glazed window to the rear aspect.

Dining Room

9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed doors leading to:

Conservatory

12' 6" x 9' 1" (3.81m x 2.77m)

Double glazed window to the side and rear aspect. Double glazed patio doors to the side aspect.

Down Stairs Shower Room

Comprising a walk in shower cubicle with over head shower attachment. High level W.C. Wash hand basin. Frosted double glazed window to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

14' 2" x 12' 3" (4.32m x 3.73m)

Double glazed bay window with integral blinds to the front aspect. Built in wardrobe.

Bedroom 2

11' 10" x 9' 1" (3.61m x 2.77m)

Double glazed window with built in integral blinds to the front aspect. Storage cupboard.

Bedroom 3

9' 11" x 9' 10" (3.02m x 3.00m)

Double glazed window with integral blinds to the rear aspect. Built in cupboard. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. High level W.C. Wash hand basin. Heated towel rail. Double glazed window with integral blinds to the side and rear aspect.

Rear Garden

Patio area adjoint property leading to an area mostly laid to lawn. Pergola. Garden shed. Fence surround.

Garage

Off Road Parking

Block paved drive way for multiple vehicles.



Total floor area 119.3 m² (1,285 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.localagent.com



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welcome to

Lindfield Road, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- LARGE DRIVEWAY
- CONSERVATORY
- DOWN STAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£460,000 - £470,000



Please note the marker reflects the
postcode not the actual property

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