



**St. Martins Road, Eastbourne BN22 0LG**



**welcome to**

**St. Martins Road, Eastbourne**

A recently built two bedroom semi detached house located in the sought after Meadowbourne Place development on the borders of Willingdon & West Hampden Park. The immaculately presented accommodation benefits from two bedrooms, downstairs cloakroom, generous lawned rear garden and off road parking.



### Entrance Hall

Door to the front aspect. Radiator.

### Lounge

13' 11" max x 15' 1" max ( 4.24m max x 4.60m max )  
Double glazed window to the rear aspect. Double glazed French doors to the rear aspect. Cupboard. Radiator.

### Kitchen

7' 9" x 9' 11" ( 2.36m x 3.02m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven with gas hob and cooker hood above. Space for fridge / freezer. Cupboard containing boiler. Space and plumbing for washing machine. Double glazed window to the front aspect.

### Cloakroom

Comprising a low level W.C. Wash hand basin/ Extractor fan. Radiator. Double glazed window to the side aspect.

### First Floor Landing

Double glazed window to the side aspect.

### Bedroom 1

13' 5" max x 8' 6" max ( 4.09m max x 2.59m max )  
Double glazed window to the rear aspect. Loft access. Radiator.

### En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Shaver point. Heated towel rail. Vanity unit. Extractor fan. Double glazed window to the rear.

### Bedroom 2

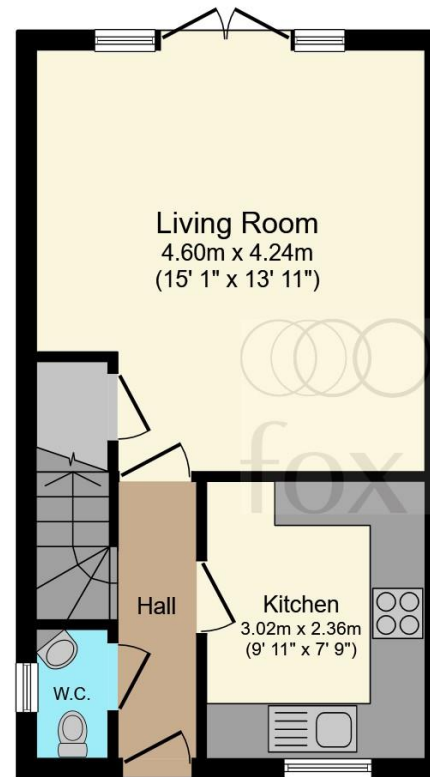
11' 5" max x 10' 6" max ( 3.48m max x 3.20m max )  
Double glazed window to the front aspect. Built in cupboard. Radiator.

### En - Suite

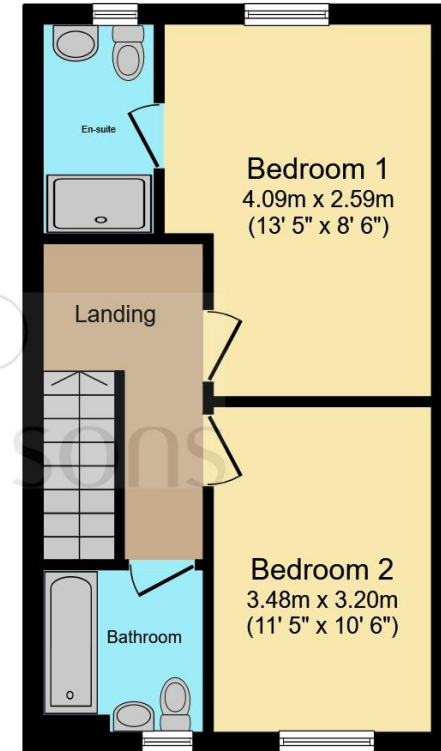
Comprising a bath with mixer taps. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to the front aspect.

### Rear Garden

Patio adjoining the property. Mainly laid to lawn. Side gate.



**Ground Floor**



**First Floor**

Total floor area 65.5 m<sup>2</sup> (705 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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## St. Martins Road, Eastbourne

- GUIDE PRICE £300,000 - £320,000
- TWO BEDROOMS
- NEWLY BUILT
- OFF ROAD PARKING
- MODERN THROUGHOUT

Tenure: Freehold EPC Rating: B

guide price

**£300,000 - £320,000**



Please note the marker reflects the postcode not the actual property

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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