



Tugwell Road, Eastbourne BN22 9LH

welcome to

Tugwell Road, Eastbourne

Beautifully presented THREE BEDROOM mid terraced house enjoying open park views from a quite residential location in Hampden Park. Having undergone vast extension and refurbishment, the property now boasts truly stunning contemporary and spacious accommodation throughout.



Entrance Porch

Double glazed door to the side aspect, Windows to front and side. Door leading to;

Lounge

15' x 14' 11" (4.57m x 4.55m)

Open feature staircase with glass bolstered, Double glazed window to the front aspect, Exposed brick feature wood burning fireplace, Wood effect flooring, Television point.

Kitchen/ Dining Room

16' 9" x 15' (5.11m x 4.57m)

Modern fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink and drainer unit, Four ring gas hob, Double eye level oven, Space and plumbing for dishwasher and American style Fridge/Freezer, Double glazed window to the front aspect. The dining area boasts ample space for entertaining with exposed brick feature wall, Double doors leading to garden and Floor to ceiling radiator.

Utility Room/ W.C

9' 3" x 4' 6" (2.82m x 1.37m)

Comprising low level W.C, Wash hand basin, Space and plumbing for washing machine, Double glazed windows to the front.

First Floor Landing

Bedroom One

14' 2" x 9' 9" (4.32m x 2.97m)

Double glazed window to the front aspect, Radiator, TV point.

Bedroom Two

14' x 8' 5" (4.27m x 2.57m)

Double glazed window to the rear, Radiator.

Bedroom Three

8' 1" x 6' 2" (2.46m x 1.88m)

Double glazed window to the front, Radiator.

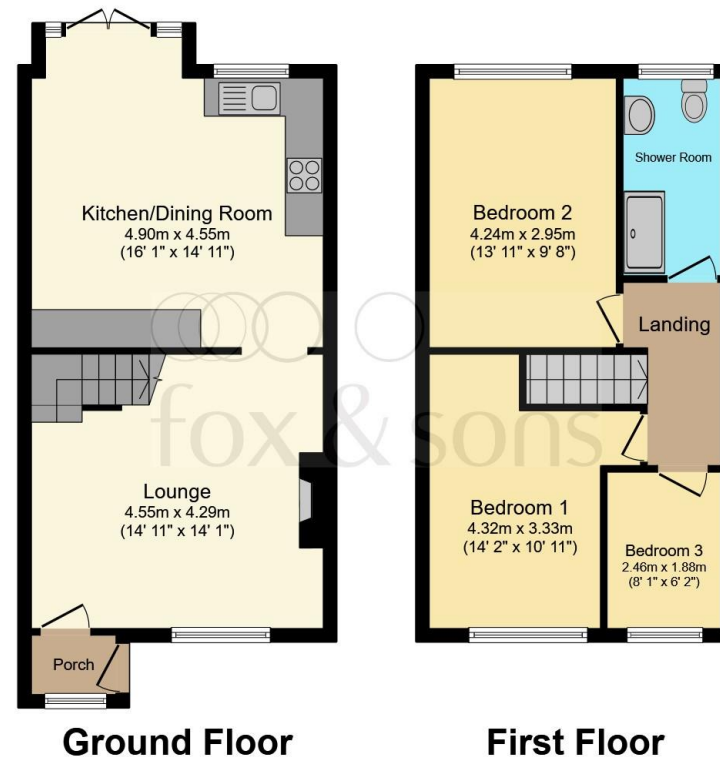
Modern Shower Room

Tiled suite comprising double walk in shower cubicle, Low level W.C, Wash hand basin, Double glazed window to the rear.

Rear Garden

Newly landscaped and easily maintained rear garden with an area mostly sand stone with singled borders, Wall surround, Double gated access to the side, Small decked seating area, Large area to the side leading to;

Parking



Total floor area 82.4 m² (887 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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welcome to

Tugwell Road, Eastbourne

- THREE BEDROOM HOUSE
- BEAUTIFULLY REFURBISHED
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



Please note the marker reflects the
postcode not the actual property

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