



Winkney Road, Eastbourne BN22 9LL

welcome to

Winkney Road, Eastbourne

A three bedroom mid terrace house located situated in the Hampden Park location. The property comprises of an open plan lounge / dining room, fully fitted kitchen, three double bedrooms, family bathroom, landscaped rear garden and off road parking. Perfect for families and first time buyers!



Entrance Hall

Double glazed window and door to the front aspect.

Open Plan Lounge / Dining Room

17' 8" x 15' (5.38m x 4.57m)

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

Kitchen

10' 1" x 8' 6" (3.07m x 2.59m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double eye level oven. Hob with cooker hood above. Integral dish washer, washing machine and fridge / freezer. Cupboard containing boiler. Double glazed window to the front aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

15' 6" x 8' 9" (4.72m x 2.67m)

Double glazed window to the front aspect. Radiator.

Bedroom 2

12' 10" x 8' 9" (3.91m x 2.67m)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

9' 1" x 6' (2.77m x 1.83m)

Double glazed window to the rear aspect. Radiator.

Bathroom

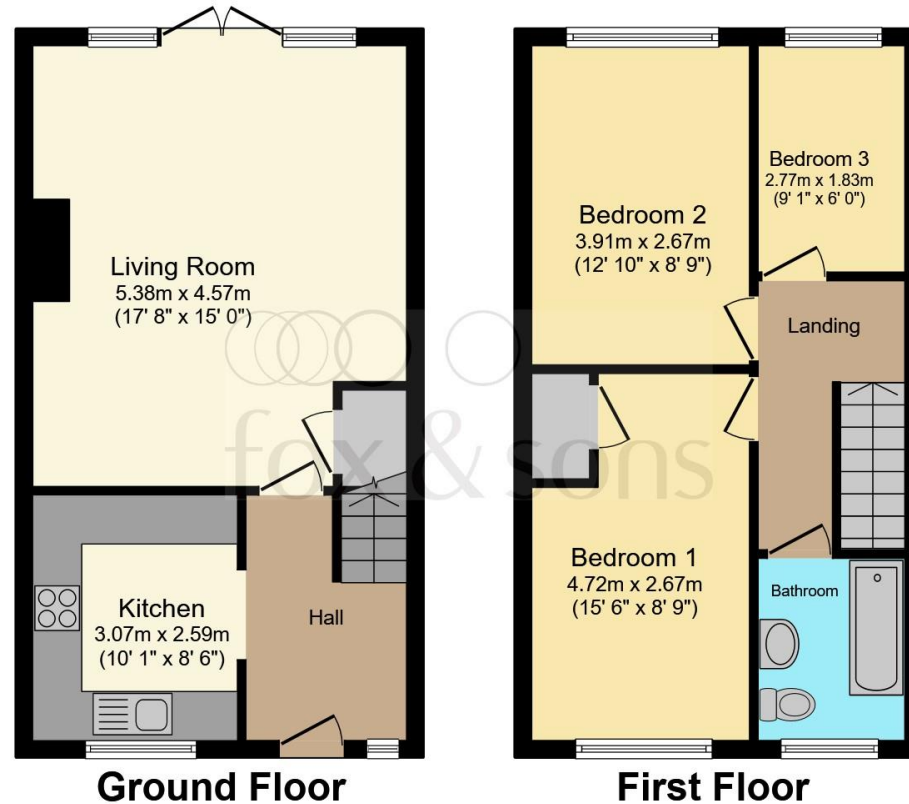
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Double glazed window to the front aspect.

Rear Garden

Decking area leading to an area mostly laid to lawn. Mature pebble boarders. Fence surround. Rear access.

Parking

Off road parking for two vehicles to the front of the property.



Total floor area 77.5 m² (835 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



view this property online fox-and-sons.co.uk/Property/EBN118901



welcome to

Winkney Road, Eastbourne

- THREE BEDROOM
- MID TERRACE HOUSE
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- REAR GARDEN

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118901



Property Ref:
EBN118901 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk