



Lakelands Close, Eastbourne BN22 9EH

fox & sons

welcome to

Lakelands Close, Eastbourne

A Regency influenced three bedroom mid terraced house located in a favoured residential area within Hampden Park. Offered to the market CHAIN FREE, benefiting from open plan lounge/dining room, conservatory, downstairs W.C and three generous bedrooms.



Entrance Hall

Door to the front aspect. Radiator.

Open Plan Lounge / Dining Room

26' 8" max x 15' max (8.13m max x 4.57m max)

Double glazed bay window to the front aspect.

Double glazed French doors to the rear aspect.

Under stairs cupboard. Radiator.

Kitchen

9' 9" x 7' 3" (2.97m x 2.21m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Space for cooker. Space and plumbing for washing machine.

Upvc Conservatory

5' x 5' 3" (1.52m x 1.60m)

Double glazed window to the side and rear aspect.

Double glazed patio doors to the side aspect.

Cloakroom

Comprising a low level W.C. Wash hand basin.

Window to the front aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Loft access. Radiator.

Bedroom 1

13' 6" plus wardrobe x 8' 4" (4.11m plus wardrobe x 2.54m

)

Double glazed window to the front aspect. Radiator.

Built in wardrobe.

Bedroom 2

10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

10' 5" max x 6' 3" max (3.17m max x 1.91m max)

Double glazed window to the front aspect. Radiator.

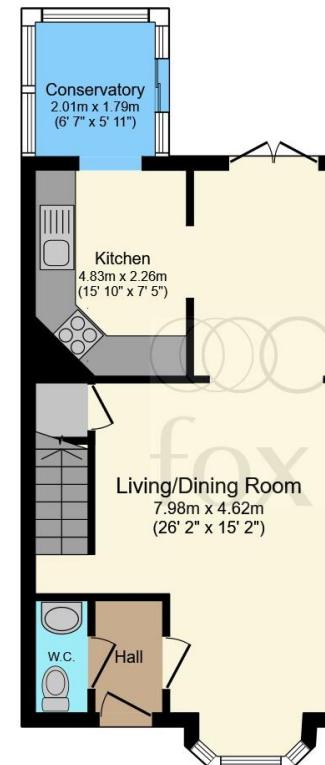
Wet Room

Comprising an over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

Double glazed window to the rear aspect.

Rear Garden

Patio adjoining the property with steps leading to raised lawned area. Mature trees and shrubs. Outside tap. Rear gate.



Ground Floor



First Floor

Total floor area 78.1 m² (841 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/EBN120033



welcome to

Lakelands Close, Eastbourne

- REGENCY INFLUENCED TERRACED HOUSE
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- CONSERVATORY
- DOWNSTAIRS W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£250,000



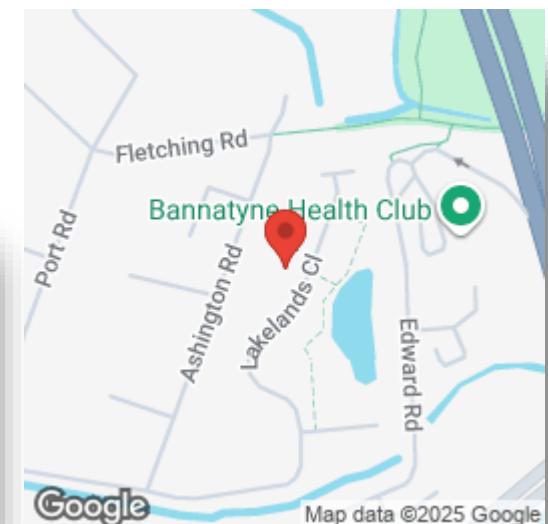
view this property online fox-and-sons.co.uk/Property/EBN120033



Property Ref:
EBN120033 - 0005

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.



Please note the marker reflects the postcode not the actual property



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk