



Lakelands Close, Eastbourne BN22 9EH

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



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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



Please note the marker reflects the
postcode not the actual property

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