



**Broad Road, Eastbourne BN20 9QS**

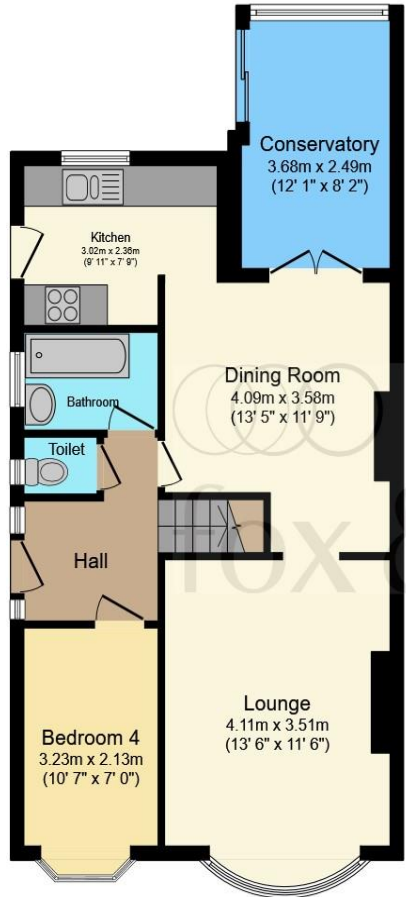


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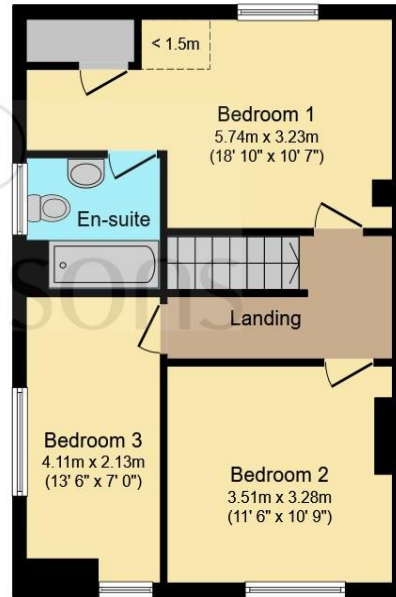
**Broad Road, Eastbourne**

A semi-detached house offering versatile living space, near local schools & amenities. Views of the South Downs National Park can be seen from the house. A garage and off-street driveway parking provides convenience for residents.





**Ground Floor**



**First Floor**

**Lounge**  
13' 6" x 11' 6" ( 4.11m x 3.51m )

**Dining Room**  
13' 5" x 11' 9" ( 4.09m x 3.58m )

**Kitchen**  
9' 11" x 7' 9" ( 3.02m x 2.36m )

**Bathroom**

**Downstairs W.C**

**Bedroom 4**  
10' 7" x 7' ( 3.23m x 2.13m )

**Bedroom 1**  
18' 10" x 10' 7" ( 5.74m x 3.23m )

**Bedroom 2**  
11' 6" x 10' 9" ( 3.51m x 3.28m )

**Conservatory**  
12' 1" x 8' 2" ( 3.68m x 2.49m )

**Bedroom 3**  
13' 6" x 7' ( 4.11m x 2.13m )

**En-Suite To Bedroom 1**

**Rear Garden**

**Off-Street Parking**

Total floor area 112.6 m<sup>2</sup> (1,212 sq.ft.) approx

Restricted height 0.8 m<sup>2</sup> (9 sq.ft.)

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)

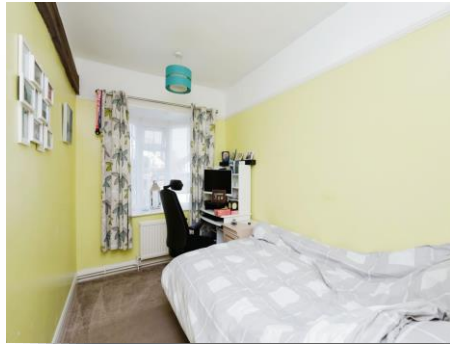
welcome to

## Broad Road, Eastbourne

- DESIRABLE WILLINGDON LOCATION
- VIEWS OF THE SOUTH DOWNS
- SHORT DISTANCE TO LOCAL SCHOOL
- GARAGE & DRIVEWAY
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: D

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PLG106768 - 0014

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