

## Northbourne Road, Eastbourne BN22 8RU

GUIDE PRICE: £350,000 - £370,000

Welcome to this charming semi-detached house located on the desirable Northbourne Road in Eastbourne.

This property boasts a spacious living room and an open plan kitchen-diner, perfect for entertaining guests or relaxing with your family.

With three bedrooms, there is ample space for everyone to enjoy. The bathroom is well-appointed with a walk in shower, ensuring your comfort and convenience.

Situated in a sought-after location, this house offers not just a home, but a lifestyle.

The property is nicely finished, adding a touch of elegance to the space. What's more, this house is chain-free, making the process of making it your own even smoother.

























#### Kitchen/diner

17'11" x 10'5" (5.47 x 3.20)

#### Lounge

15'7" x 11'6" (4.76 x 3.52)

#### Conservatory

14'4" x 11'11" (4.38 x 3.64)

#### Bedroom 1

13'11" x 10'2" (4.26 x 3.12)

#### Bedroom 2

11'11" x 10'6" (3.65 x 3.22)

#### Bedroom 3

10'9" x 7'4" (3.30 x 2.26)

#### Bathroom

6'11" x 5'7" (2.11 x 1.71)

Council tax band - C £2148 per annum

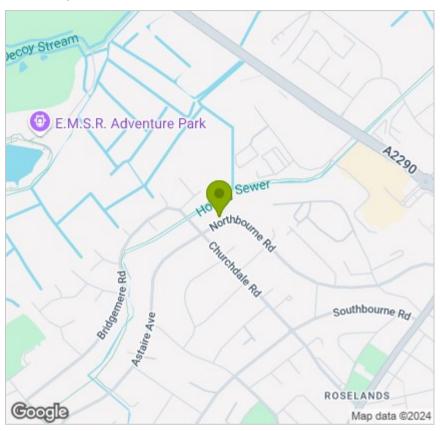
# Floor Plan Area Map



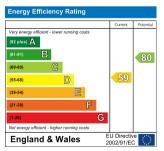
### Viewing

Please contact us on 01323 723 500

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**



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