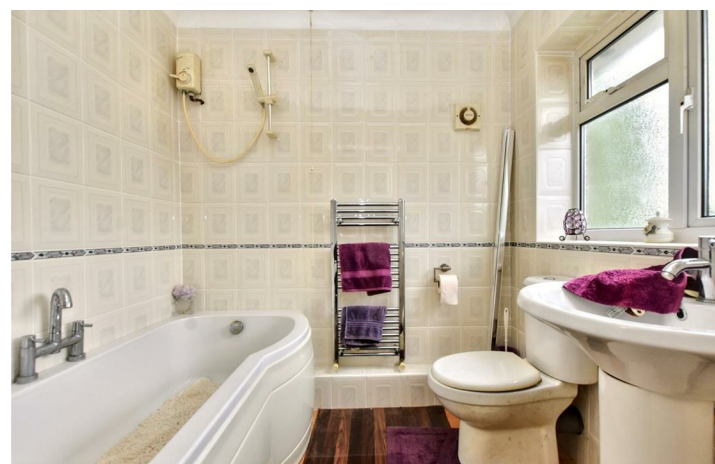


105 Lindfield Road,  
Eastbourne, BN22 0AH

Freehold  
Offers In Excess Of  
**£550,000**



 4/5 Bedroom  2/3 Reception  2 Bathroom



**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



**TOWN PROPERTY**



01323 412200

 4/5 Bedroom  2/3 Reception  2 Bathroom

Freehold  
Offers In Excess Of  
**£550,000**



**105 Lindfield Road, Eastbourne, BN22 0AH**

Having been extended in the past, this spacious detached house in West Hampden Park has versatile accommodation comprising four/five bedrooms and three/four receptions with a driveway and ample parking for at least six vehicles that leads to a **DETACHED DOUBLE GARAGE**. In need of modernisation and refurbishment throughout, the property also provides a cloakroom, kitchen/breakfast room and two bathrooms. The generous plot enjoys a Southerly aspect to the rear with a lawned and patio garden which is secluded and backs onto Decoy Drive. Local schools, nearby shops and Hampden Park Village High street and the mainline railway station are all within walking distance with East Sussex College and the delightful Hampden Park also close by. Being sold **CHAIN FREE**.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)



Freehold

Offers In Excess Of  
£550,000

105 Lindfield Road, Eastbourne, BN22 0AH

Main Features

- CHAIN FREE Extended Detached House
- Four Bedrooms
- Cloakroom
- Three Reception Rooms
- Kitchen/Breakfast Room
- Garden Room
- En Suite Bathroom/WC & Bathroom/WC
- Large Driveway for Multiple Vehicles
- Detached Double Garage
- Modernisation & Refurbishment Required

**Entrance**  
Double glazed door to-

**Porch**  
Double glazed window. Inner door to-

**Hallway**  
Radiator. Understairs cupboard. Wood laminate flooring. Frosted double glazed window.

**Cloakroom**  
Low level WC. Pedestal wash hand basin. Tiled walls and floor.

**Sitting Room**  
22'1 x 12'0 (6.73m x 3.66m)  
Two radiators. Carpet. Fireplace surround with inset gas fire and mantel above. Double glazed windows to front, side and rear aspect. Double glazed double doors to garden room.

**Dining Room/Bedroom 5**  
13'9 x 10'8 (4.19m x 3.25m)  
Radiator. Wood laminate flooring. Double glazed windows to front and side aspects.

**Kitchen/Breakfast Room**  
11'11 x 11'6 (3.63m x 3.51m)  
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric double oven under. Integrated dishwasher and integrated undercounter fridge and freezer. Space and plumbing for washing machine. Range of wall mounted units. Concealed gas boiler. Radiator. Double glazed window to rear aspect.

**Garden Room**  
11'10 x 11'5 (3.61m x 3.48m)  
Double glazed windows to side aspect. Double glazed double doors to rear garden.

**Study/Family Room**  
11'7 x 10'6 (35.66m x 3.20m)  
Radiator. Wood laminate flooring. Double glazed sliding door to rear.

**Stairs from Ground to First Floor Landing**  
Access to loft (not inspected).

**Master Bedroom**  
26'1 x 10'8 (7.95m x 3.25m)  
Radiator. Double glazed windows to front and rear aspect.

**En Suite Bathroom/WC**  
Panelled shower bath wit mixer tap and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled walls. Frosted double glazed window.

**Bedroom 2**  
11'10 x 11'7 (3.61m x 3.53m)  
Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

**Bedroom 3**  
12'2 x 10'5 (3.71m x 3.18m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

**Bedroom 4**  
8'9 x 7'8 (2.67m x 2.34m)  
Radiator. Carpet. Double glazed window to front aspect.

**Bathroom/WC**  
Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Wood laminate flooring. Tiled walls. Airing cupboard. Frosted double glazed window.

**Outside**  
There is a secluded Southerly facing rear garden arranged to lawn and patio with established tree and shrub borders.

**Parking**  
Ample off street parking to the front and a wide driveway to the side provides off street parking for at least six vehicles and leads to the garage.

**Detached Double Garage**  
22'2 x 16'4 (6.76m x 4.98m )  
Up and over door. Power and light. Door to garden.

COUNCIL TAX BAND = D

