

19 Freeman Avenue,
Eastbourne, BN22 9NT

Freehold

£435,000



3 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com 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.



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Enviably located in West Hampden Park, this attractive and extended semi detached home is bay fronted, arranged with three bedrooms and a boasts a driveway providing invaluable off street parking. The property is notable for its generous living accommodation featuring a sitting room with wood burner that adjoins the dining room which opens onto the conservatory. The kitchen has been recently revamped and the property also boasts a stylish bathroom/wc. The landscaped rear garden extends to approximately 100' in length and features a large patio/seating area and a garden cabin/home office is another appealing feature. In good decorative order, double glazing, gas fired central heating and radiators extend throughout. Hampden Park Village High street shops and the mainline railway station are within close walking distance and schools, The David Lloyd sports complex and the delightful Park are also close by.

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Main Features

- Extended Semi Detached House
- 3 Bedrooms
- Cloakroom
- Sitting Room & Dining Room
- Double Glazed Conservatory
- Revamped Kitchen
- Bathroom/WC
- Garden Cabin/Home Office
- Driveway
- Landscaped Garden
- Extending Approx 100' in Length

Entrance
Double glazed double doors to-

Porch
Tiled flooring. Double glazed windows. Inner door to-

Hallway
Radiator. Tiled flooring. Understairs cupboard. Frosted double glazed window.

Cloakroom
Low level WC. Wall mounted wash hand basin with mixer tap. Tiled flooring. Frosted double glazed window.

Sitting Room Area
13'1 x 11'9 (3.99m x 3.58m)
Radiator. Wood laminate flooring. Recessed wood burner and hearth with mantel above. Double glazed window to front aspect.

Dining Room Area
12'8 x 10'4 (3.86m x 3.15m)
Radiator. Wood laminate flooring. Double doors to-

Double Glazed Conservatory
9'4 x 9'1 (2.84m x 2.77m)
Tiled flooring. Double glazed door to rear aspect.

Kitchen
13'11 x 7'4 (4.24m x 2.24m)
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 4 ring electric hob with electric double oven under. Space for American style fridge freezer and drinks chiller. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Concealed wall mounted gas boiler. Wood laminate flooring. Radiator. Double glazed window to side aspect. Double glazed double doors to rear aspect.

Stairs from Ground to First Floor Landing
Access to loft (not inspected). Frosted double glazed window.

Bedroom 1
13'6 x 10'8 (4.11m x 3.25m)
Radiator. Exposed wooden flooring. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2
11'10 x 10'2 (3.61m x 3.10m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3
7'11 x 7'1 (2.41m x 2.16m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC
Panelled shower bath with mixer tap, shower screen and wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Shaver point. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.

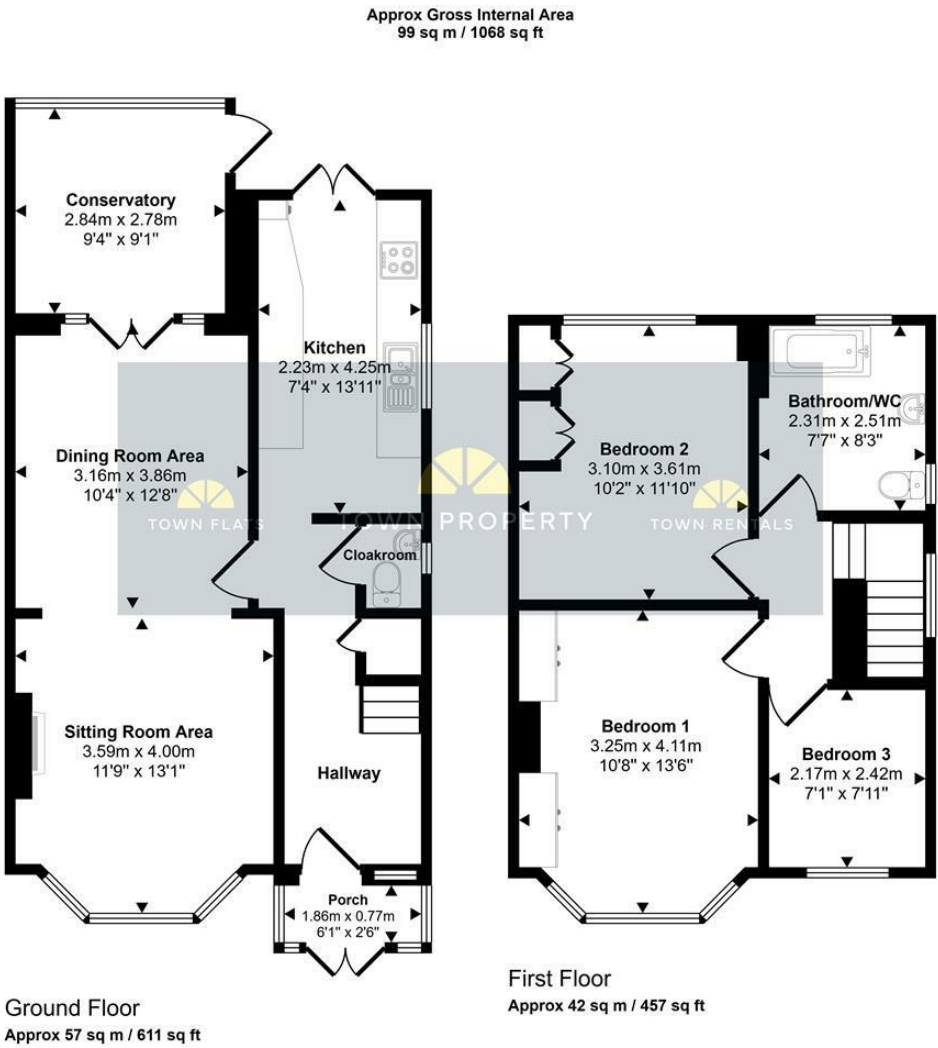
Outside
The landscaped rear garden is a particular feature, extending to approximately 100' in length and having a central area of lawn with much seclusion. A sizeable patio provides a large seating and fire pit area. There is also gated side access.

Garden Cabin/Home Office
7'8 x 7'8 (2.34m x 2.34m)
Light and power.

Parking
A driveway to the front of the property provides off road parking for multiple vehicles.

COUNCIL TAX BAND = D

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.