



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£410,000



14 Campbell Drive, Eastbourne, BN22 0AR

An extremely well presented three bedroom detached house forming part of the popular Meadowburne Place Development. Providing light and airy accommodation the house benefits from a double aspect lounge, wonderful fitted kitchen/dining room and French doors opening to the rear garden. The main bedroom has an en-suite shower room and there is a further bathroom and ground floor cloakroom. The rear garden is mainly laid to lawn and there are two allocated parking spaces. An internal inspection comes very highly recommended.

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Main Features

- Detached House
- 3 Bedrooms
- Cloakroom
- Double Aspect Kitchen/Breakfast Room
- Double Aspect Lounge
- En-Suite Shower Room/WC to Master Bedroom
- Further Bathroom/WC
- Lawned Rear Garden
- 2 Allocated Parking Spaces

Entrance

Door to-

Entrance Hallway

Understairs cupboard. Double glazed window.

Cloakroom

Low level WC. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Radiator. Extractor fan.

Double Aspect Kitchen/Breakfast Room

17'5 x 10'8 (5.31m x 3.25m)
Modern range of white high gloss wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built in gas hob with coloured glass splashback and stainless steel cooker hood. Eye level oven. Integrated fridge freezer, washing machine and dishwasher. Radiator. Double glazed window to front aspect and double glazed French doors to the garden.

Double aspect Lounge

17'3 x 9'10 (5.26m x 3.00m)
TV point. Radiator. Double glazed window to front aspect. French doors to gardens.

Stairs from Ground to First Floor Landing:

Radiator. Built in cupboard. Double glazed window.

Master Bedroom

12'0 x 10'0 (3.66m x 3.05m)
Radiator. Double glazed window. Door to-

En-Suite Shower Room/WC

White suite comprising of low level WC, pedestal wash hand basin with mixer tap and shower cubicle. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Frosted double glazed window.

Bedroom 2

10'3 x 8'11 (3.12m x 2.72m)
Radiator. Double glazed window.

Bedroom 3

11'5 x 6'9 (3.48m x 2.06m)
Radiator. Double glazed window.

Bathroom/WC

White suite comprising of panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Pedestal wash hand basin with chrome mixer tap. Radiator. Tiled flooring. Part tiled walls. Extractor fan.

Outside

The rear garden is mainly laid to lawn with an area of patio and gated side access.

Parking

There are two allocated parking spaces to the side.

Council Tax Band = D

EPC = B

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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.