



7 Hardwick Road, Eastbourne, BN21 4NY

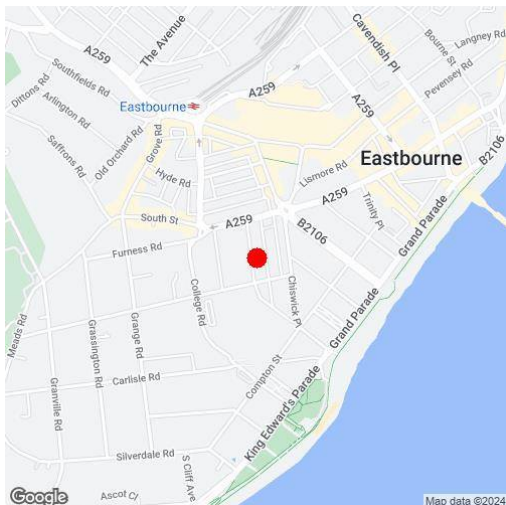
Price £515,000 | Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A deceptively spacious three/four bedroom Town House enviably located in the heart of Eastbourne Town Centre and within 100 yards of The Devonshire Park Tennis Complex. The accommodation is arranged over three floors with the ground floor comprising a study/occasional bedroom and utility room with door opening onto the rear garden. The delightful 17' x 13' sitting room which provides access to a balcony, a shower room/wc, the kitchen and dining room that opens onto a terrace are on the first floor. The kitchen has been re-fitted with a comprehensive range of matching wall and base units together with a comprehensive range of intergrated appliances that include a double oven, microwave, hob, fridge/freezer and dishwasher. There are three bedrooms and a second bathroom on the second floor, the principal bedroom having a comprehensive range of built-in bedroom furniture. The gardens are principally arranged at the rear and extend to approximately 40' being laid to lawn with a paved terrace area. A car port and integral garage provide off-road parking. Whilst the house would benefit from some modernisation, it is presented for sale in very clean and tidy condition and benefits from gas central heating and sealed unit double glazing.





At a Glance:

- Prime Town Centre location
- No onward chain
- Three/Four bedrooms
- Two reception rooms
- Fitted kitchen with integrated appliances
- Two bath/shower rooms
- Garage and car port
- 40` rear garden
- Gas central heating
- Sealed unit double glazing

Accommodation:

FRONT DOOR

RECEPTION HALL

STUDY / OCCASIONAL BEDROOM

12'2" (3.71m) x 7'0" (2.13m)

UTILITY ROOM

9'4" (2.84m) x 5'5" (1.65m) (with door to garage)

FIRST FLOOR LANDING

SITTING ROOM

17'4" (5.28m) x 13'9" (4.19m)

BALCONY

DINING ROOM

16'3" (4.95m) x 9'6" (2.9m)

TERRACE

18'0" (5.49m) Max x 6'10" (2.08m)

KITCHEN

12'0" (3.66m) x 7'6" (2.29m)

SECOND FLOOR LANDING

BEDROOM 1

13'9" (4.19m) x 17'0" (5.18m) including depth of fitted wardrobes

BEDROOM 2

15'4" (4.67m) x 9'6" (2.9m)

BEDROOM 3

11'8" (3.56m) x 7'6" (2.29m)

FAMILY BATHROOM

OUTSIDE:

GARAGE

14'4" (4.37m) x 9'6" (2.9m)

REAR GARDEN

approximately 40` in depth

COUNCIL TAX:

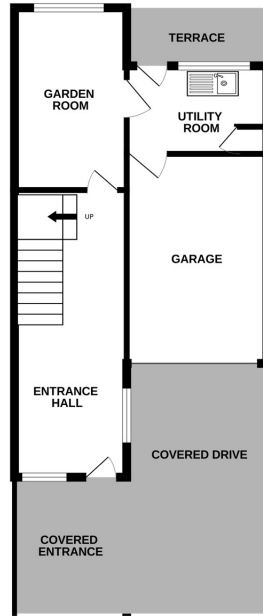
Band `F`

EPC:

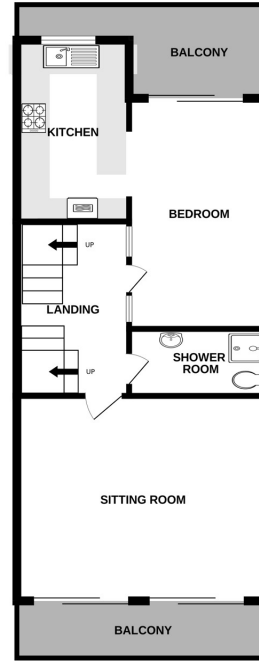
`C`



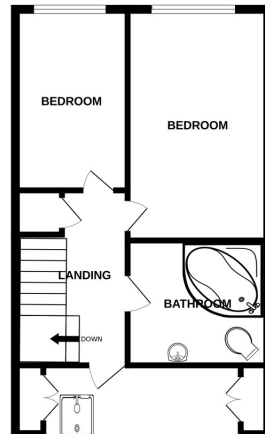
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 02024

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk