



5 Rosebery Avenue, Hampden Park, Eastbourne, BN22 9QA

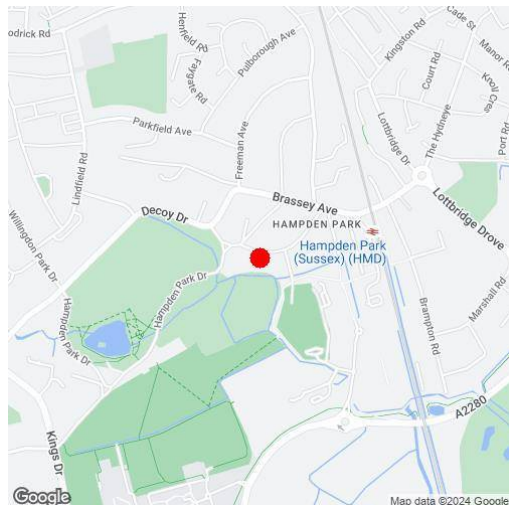
Price £895,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An exceptionally spacious and substantial four double bedroom four reception room detached period house just a stone's throw from the open green space of Hampden Park. This delightful property has an abundance of charm and character and retains many original features such as ceiling roses, picture rails, attractive coving, bay windows and boasts accommodation comprising large reception hall, sitting room with open fire, dining room, study, large modern kitchen/breakfast room with quartz work tops and a comprehensive range of floor and wall units, breakfast bar and built in appliances which include fridge, freezer, range cooker, dishwasher, microwave and coffee machine. There is a delightful conservatory, a useful utility room and a downstairs wc. To the first floor there is a large landing which leads to four double bedrooms, en-suite shower room to the principal bedroom which has a walk in shower cubicle, wash hand basin, wc, tiled walls and inset spotlights. There is also a family bathroom with freestanding bath, shower cubicle, wash hand basin, low level wc, partly tiled walls and inset spotlights. The gardens are a standout feature of this fine house and there are areas of lawn, patio and a variety of plants, shrubs and trees, together with a brick built fire pit with built in seating, three sheds and a greenhouse. There is a detached studio/salon which is currently used by the vendor as a hairdressing salon and has the benefit of electric heating, running water and double glazed windows. There is a driveway providing off road parking for several vehicles. The main property itself has the added benefit of fitted blinds, sash style double glazed windows and gas central heating.





## At a Glance:

- Spacious four bedroom detached house
- Close to Hampden Park
- Modern kitchen/breakfast room
- Many original features
- Studio/salon
- Stunning gardens
- Family bathroom, en-suite shower room and downstairs wc
- Dining room and study
- Sash style double glazing and gas central heating
- Driveway

## Accommodation:

### ENTRANCE PORCH

### LARGE RECEPTION HALL

### SITTING ROOM

16'6" (5.03m) x 14'7" (4.45m)

### DINING ROOM

16'0" (4.88m) x 12'0" (3.66m)

### STUDY

12'5" (3.78m) x 9'0" (2.74m) including depth of window

### KITCHEN / BREAKFAST ROOM

26'5" (8.05m) x 12'5" (3.78m)

### CONSERVATORY

16'5" (5m) x 12'3" (3.73m)

### UTILITY ROOM

### DOWNSTAIRS WC

### FIRST FLOOR LANDING

### BEDROOM 1

13'9" (4.19m) x 12'5" (3.78m)

### EN-SUITE SHOWER ROOM

### WALK IN DRESSING ROOM

9'5" (2.87m) x 4'9" (1.45m)

### BEDROOM 2

12'10" (3.91m) x 12'7" (3.84m)

### BEDROOM 3

11'10" (3.61m) x 11'9" (3.58m)

### BEDROOM 4

13'6" (4.11m) x 11'8" (3.56m)

### FAMILY BATHROOM / SHOWER ROOM

### GARDENS TO FRONT, SIDE & REAR

### STUDIO

currently used as a salon with sink, skylight & electric heaters

### DRIVEWAY

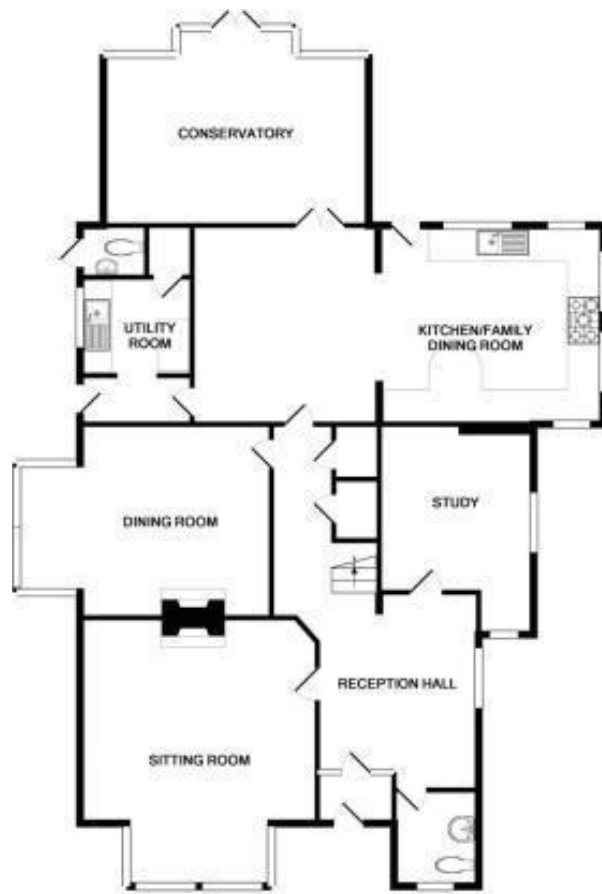
### COUNCIL TAX:

Band 'F'

### EPC:

'C'

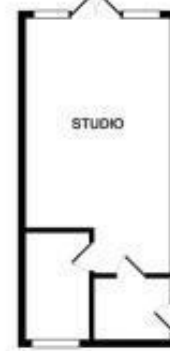




GROUND FLOOR  
APPROX. FLOOR  
AREA 1329 SQ.FT.  
(123.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 973 SQ.FT.  
(90.4 SQ.M.)



ANNEX  
APPROX. FLOOR  
AREA 195 SQ.FT.  
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2496 SQ.FT. (231.8 SQ.M.)

Measurements shown on these plans are taken to the best of our knowledge and are not intended to be used for legal purposes. They are provided for guidance only. Measurements are not intended to be used for legal purposes. Measurements are not intended to be used for legal purposes.

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](http://www.leaperstanbrook.co.uk)  
email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)