



57 Rowan Avenue, Eastbourne, BN22 0RX

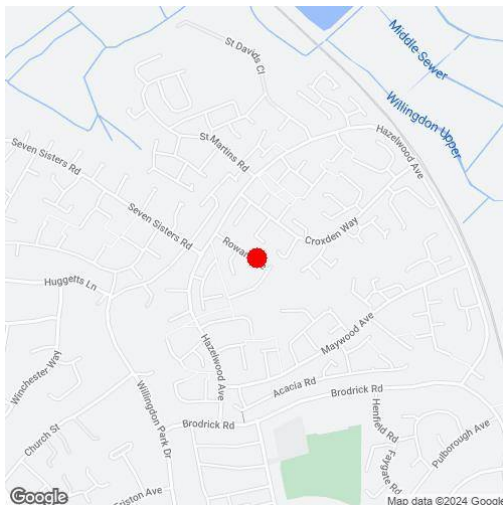
Price £299,950 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned three/four bedroom semi-detached house with garage on the borders of Willingdon & Hampden Park, available with no onward chain. The ground floor accommodation includes a cloakroom/wc, generous 25' through living room with patio doors opening on to the rear garden, a kitchen and adjacent utility room. The kitchen is fitted with a range of modern wall and base units beneath contoured work surfaces together with an integrated oven and induction hob. The utility room is an extension and could be reconfigured to provide a fourth bedroom/study if required. The three first floor bedrooms are served by a re-fitted bathroom with an independent shower unit over the bath. The house is set within manageable gardens that enjoy a westerly aspect to the rear with a parking space in front of the garage. Other benefits include gas central heating and sealed unit double glazing. The house is situated adjacent to Oakwood Primary School, whilst Hampden Park High Street and railway station are approximately 1 mile away.





At a Glance:

- Three bedrooms, with the potential for a fourth
- 25` living room
- Fitted kitchen and modern bathroom
- Garage
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

HALL

CLOAKROOM / WC

LIVING ROOM

25'0" (7.62m) x 10'9" (3.28m) Max

KITCHEN

9'6" (2.9m) x 8'3" (2.51m)

UTILITY ROOM

12'6" (3.81m) Max x 7'0" (2.13m)

FIRST FLOOR LANDING

BEDROOM 1

11'6" (3.51m) x 10'4" (3.15m)

BEDROOM 2

11'4" (3.45m) x 9'6" (2.9m)

BEDROOM 3

7'6" (2.29m) x 7'6" (2.29m)

BATHROOM / WC

OUTSIDE:

WESTERLY FACING GARDEN

GARAGE

COUNCIL TAX:

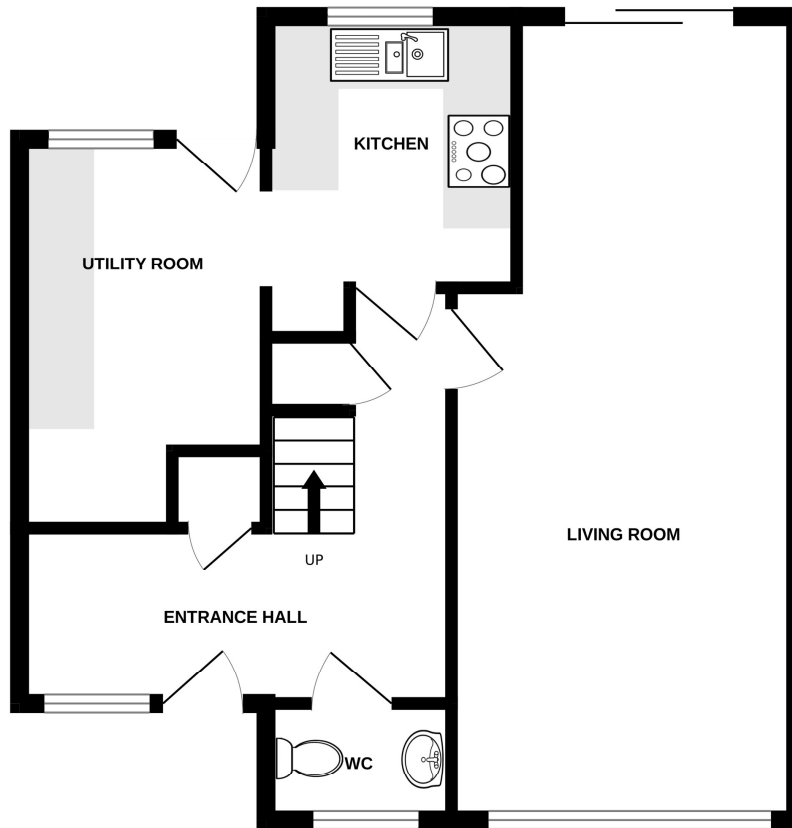
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EPC:

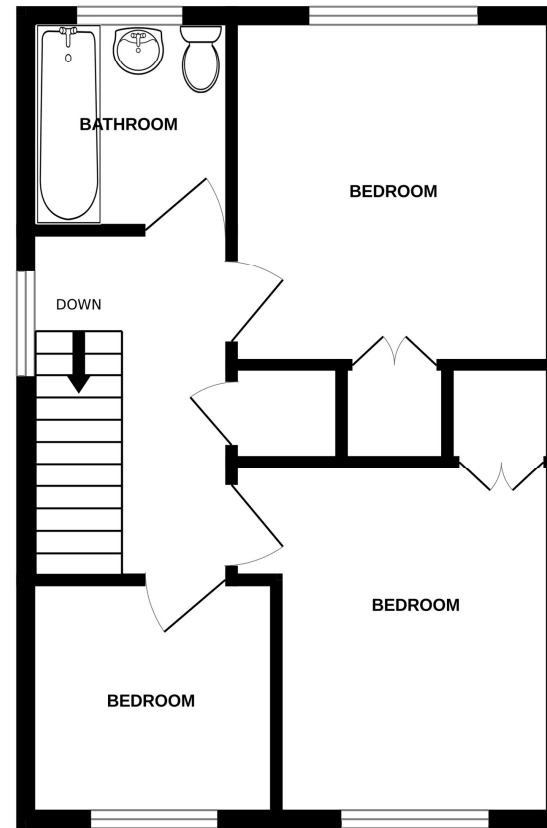
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GROUND FLOOR



1ST 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.
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