



11 Twineham Road, Eastbourne, BN21 2TR

Price £439,000 | Freehold

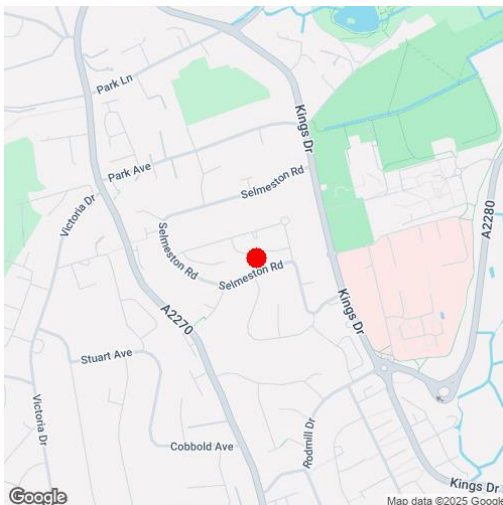
**LS** Leaper  
Stanbrook

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01323 416716

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A deceptively spacious three/four bedroom detached house set within good size level lawned gardens enjoying a favoured, quiet and convenient residential location in the Rodmill area of Eastbourne. The versatile accommodation is arranged over two floors with all principal rooms on the ground floor level. These include a generous 21' living room with patio doors opening onto the delightful secluded southerly facing landscaped front garden, a fitted kitchen, dining room/second reception room, principal bedroom and a wet room. The kitchen has been re-fitted in recent years with a comprehensive range of high gloss wall and base units beneath contoured work surfaces with a range of integrated appliances that include an electric oven, induction hob and microwave oven. The bathroom has been converted to a wet room with shower enclosure, wc and hand basin, whilst there is a second separate wc. Stairs lead down to the garden floor level with three further double bedrooms, one of which is currently used as an office and provides access to the lawned garden that extends to approximately 50' and enjoys considerable seclusion and affording rooftop views to The South Downs. Other benefits include gas central heating, sealed unit double glazing together with a brick paved driveway providing off-road parking and access to the garage with remote controlled roller door. Local shopping facilities are within a few hundred yards on Framfield Way, with schools catering for most age groups and The District General Hospital in the immediate vicinity.







### At a Glance:

- Versatile accommodation over two floors
- Two/three reception rooms
- Three/four bedrooms
- Modern fitted kitchen with integrated appliances
- Modern wet room/wc and second separate wc
- Secluded gardens to the front and rear
- Garage and off-road parking
- Gas central heating & Sealed unit double glazing

### Accommodation:

#### HALL

#### LIVING ROOM

21'2" (6.45m) x 11'0" (3.35m)

#### DINING ROOM/SECOND RECEPTION ROOM

11'0" (3.35m) x 8'9" (2.67m)

#### KITCHEN

12'2" (3.71m) x 7'6" (2.29m)

#### BEDROOM 1

13'0" (3.96m) x 10'0" (3.05m)

#### WET ROOM/WC

#### SEPARATE WC

#### GARDEN FLOOR LEVEL

#### BEDROOM 2

11'4" (3.45m) x 11'0" (3.35m)

#### BEDROOM 3

11'3" (3.43m) x 8'7" (2.62m)

#### BEDROOM 4

15'8" (4.78m) x 7'9" (2.36m)

Currently used as an office

#### OUTSIDE

#### GARDENS FRONT & REAR

#### GARAGE

and driveway parking

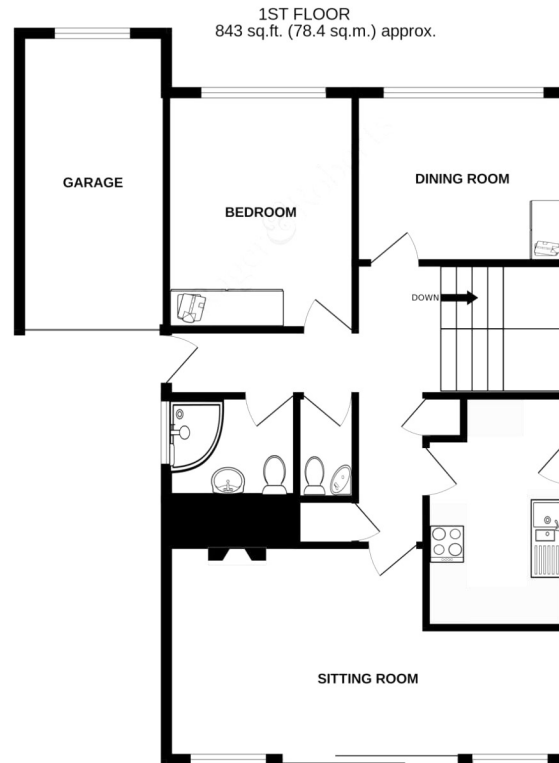
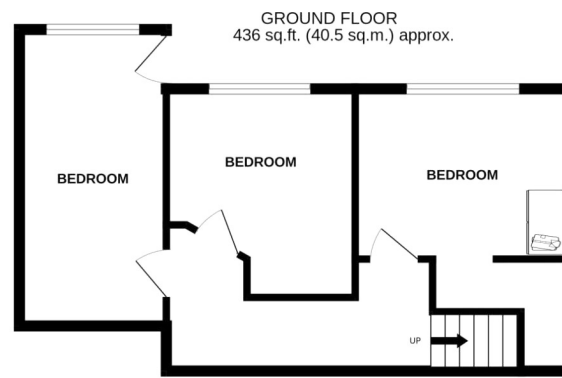
#### EPC

Band D

#### COUNCIL TAX

Band D





TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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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