



16 Firwood Close, Eastbourne, BN22 9QL

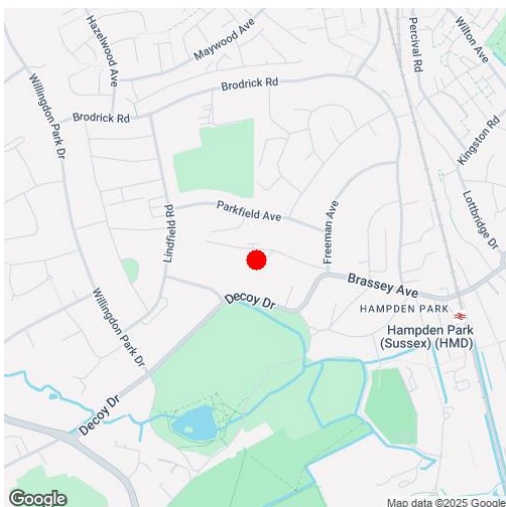
Offers in the Region of £375,000 | Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented three bedroom semi-detached house located in a quiet cul-de-sac within the popular West Hampden Park area of Eastbourne close to local schools, shops and train station. This delightful property enjoys accommodation comprising entrance porch, entrance hall, spacious through sitting/dining room with parquet floor and stylish window shutters, modern fully fitted kitchen with a comprehensive range of work surface with matching wall and floor units and a variety of integral appliances, conservatory, downstairs wc, first floor landing, three excellent size bedrooms, family bathroom/wc and en-suite shower room/wc. The property has the benefit of a driveway for several vehicles leading to a single garage with power and light and to the rear there is a secluded garden mainly laid to lawn with area of patio and a useful garden room/studio. Additional benefits include double glazing and gas central heating.





At a Glance:

- Three bedroom semi-detached house
- Quiet cul-de-sac location
- Popular West Hampden Park location
- Spacious sitting/dining room
- Modern kitchen with fitted appliances
- Family bathroom
- En-suite shower room
- Downstairs wc
- Garden room/studio
- Double glazing and gas central heating

Accommodation:

ENTRANCE HALL

SITTING / DINING ROOM
25'1" (7.65m) x 13'6" (4.11m)

CONSERVATORY
12'8" (3.86m) x 10'3" (3.12m)

KITCHEN
10'3" (3.12m) x 9'5" (2.87m)

WC

FIRST FLOOR LANDING

BEDROOM 1
13'3" (4.04m) x 11'4" (3.45m)

EN-SUITE SHOWER ROOM

BEDROOM 2
10'1" (3.07m) x 9'6" (2.9m)

BEDROOM 3
10'2" (3.1m) x 6'9" (2.06m)

BATHROOM

OUTSIDE:

GARDEN ROOM / STUDIO
13'7" (4.14m) x 10'9" (3.28m) Max

FRONT & REAR GARDENS

DRIVEWAY

GARAGE
with power & light

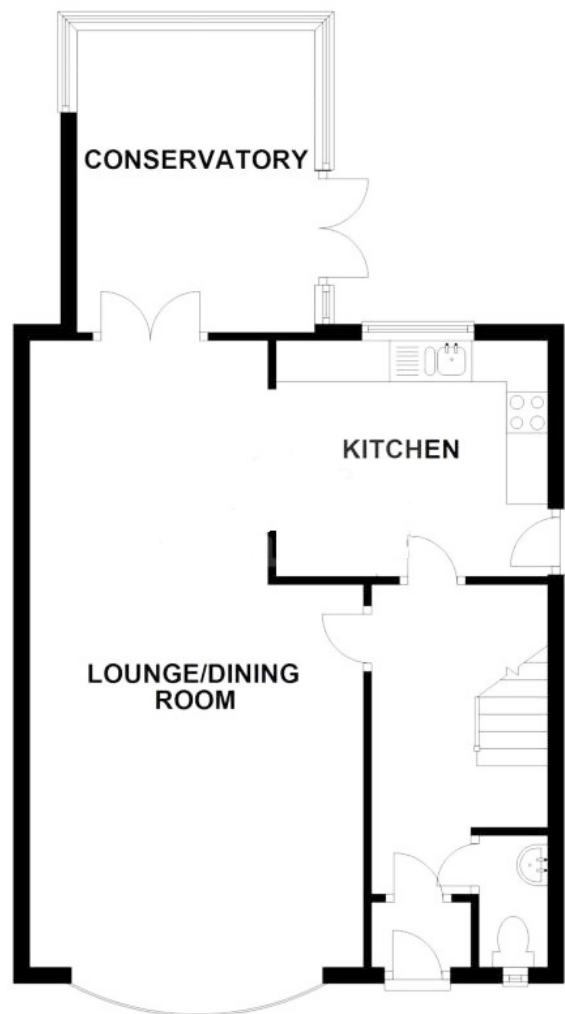
COUNCIL TAX:
Band 'D'

EPC:
D



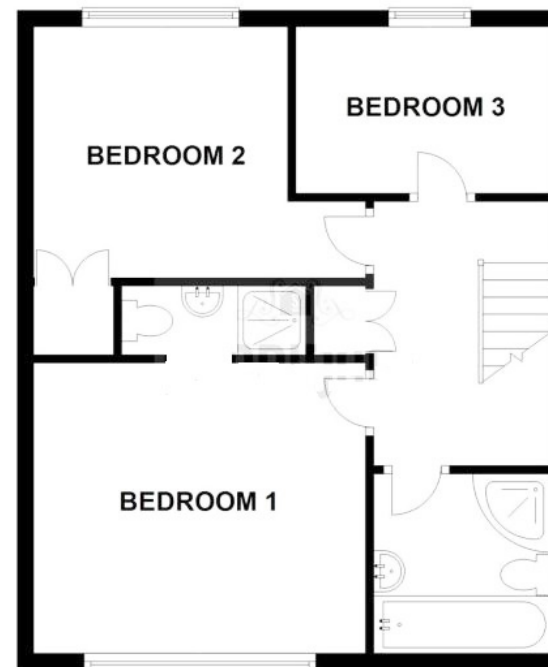
GROUND FLOOR

APPROX. 59.5 SQ. METRES (640.6 SQ. FEET)



FIRST FLOOR

APPROX. 47.1 SQ. METRES (507.1 SQ. FEET)



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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk