



90 Selmeston Road, Eastbourne, BN21 2TE

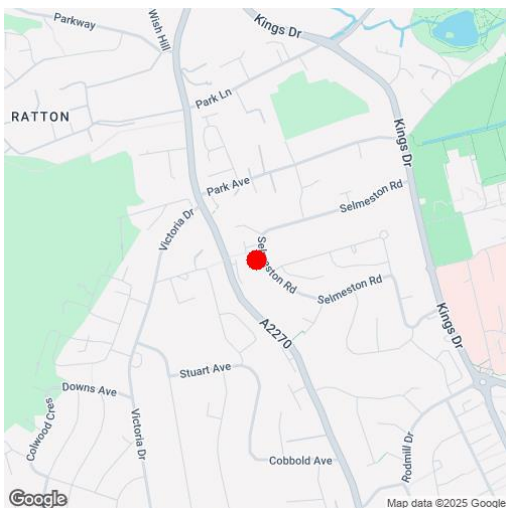
Price £350,000 | Freehold

**LS** Leaper  
Stanbrook

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01323 416716

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Set within truly exceptional and immaculately maintained gardens - A delightful three bedroom semi-detached bungalow taking full advantage of its elevated position affording spectacular panoramic views over Eastbourne to the sea and towards Hastings. The bungalow is set within gardens that extend to in excess of 100' at the rear and have been beautifully landscaped with rockeries, and lawns with rose and herbaceous borders, cleverly designed to keep maintenance to a very manageable level. The well presented and spotlessly clean bungalow provides a bright living room with picture window taking advantage of the glorious views and a re-fitted kitchen with a range of wall and base units with an integrated oven and hob and breakfast bar. The largest of the three bedrooms has fitted wardrobes and there is a modern re-fitted shower room with walk-in shower cubicle. Other benefits include gas central heating, triple glazed windows and a garage. The bungalow also provides scope for a loft conversion, subject to any necessary consents being obtained. Selmeaton Road is on a bus route to Eastbourne town centre and local shopping facilities are available in Framfield Way. This delightful home will undoubtedly appeal to those seeking a magnificent garden and glorious views and an early inspection is highly recommended.





## At a Glance:

- Magnificent southwesterly facing landscaped gardens
- Glorious views over Eastbourne to the sea
- Three bedrooms
- Refitted kitchen and shower room
- Triple glazed windows
- Gas central heating
- Garage
- No onward chain

## Accommodation:

### FRONT DOOR

### HALL

### LIVING ROOM

14'10" (4.52m) x 10'6" (3.2m)

### KITCHEN / BREAKFAST ROOM

14'0" (4.27m) x 8'0" (2.44m)

### BEDROOM 1

13'4" (4.06m) x 10'6" (3.2m)

### BEDROOM 2

9'0" (2.74m) x 7'6" (2.29m)

### BEDROOM 3

9'0" (2.74m) x 7'6" (2.29m)

### SHOWER ROOM / WC

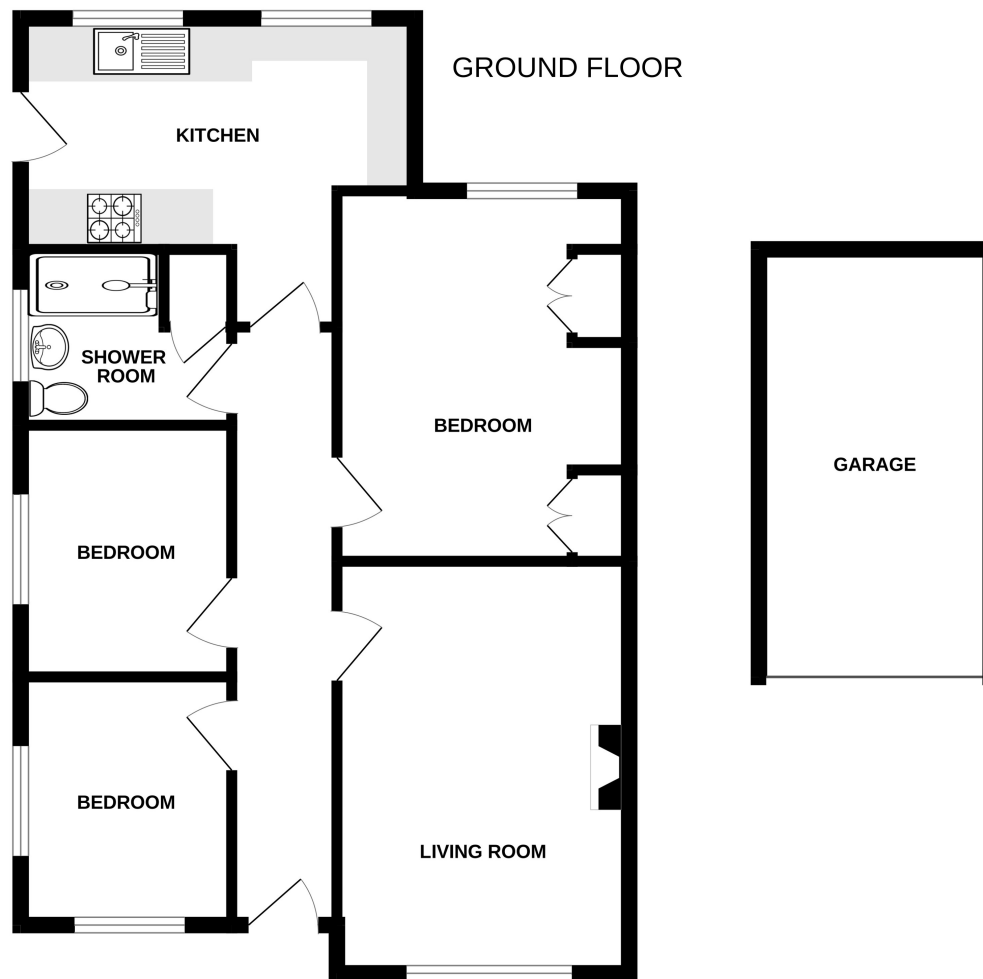
### COUNCIL TAX:

Band 'C'

### EPC:

'C'





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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