



18 Branston Road, Eastbourne, BN22 0AL

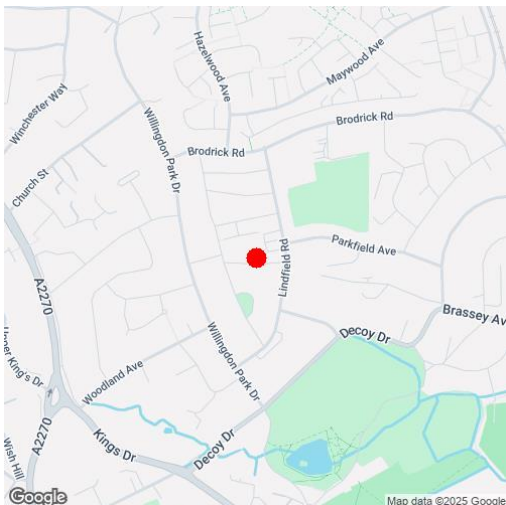
Price £465,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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A spacious and well presented four bedroom detached house nestled in a quiet residential location in the popular West Hampden Park area of Eastbourne. This delightful family home boasts accommodation comprising entrance hall, excellent size sitting room with multi fuel burner, dining room, kitchen with range of work surface with drawers and cupboards under with matching wall units, ground floor bedroom and downstairs wc. To the first floor there is a good size landing which leads to three good size bedroom as well as a bathroom with panelled bath, separate shower cubicle and wash hand basin in addition to a separate wc. The property enjoys the convenience of a large driveway to the front providing off road parking for several vehicles leading to an integral garage. To the rear there is a secluded garden principally laid to lawn with area of decking and a variety of plants and shrubs. Additional benefits include double glazing and gas central heating. The property is located close to local shops, bus routes, schools and the open green space of Hampden Park.





### At a Glance:

- Spacious four bedroom family house
- Popular West Hampden Park location
- Close to local shops, schools, bus routes and Hampden Park
- Well presented throughout
- Sitting room with multi fuel burner
- Dining room
- Kitchen
- Ground floor bedroom
- Family bathroom and downstairs wc
- Double glazed and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

20'1" (6.12m) x 13'4" (4.06m)

#### DINING ROOM

12'9" (3.89m) x 12'3" (3.73m)

#### KITCHEN

12'6" (3.81m) x 10'2" (3.1m)

#### GROUND FLOOR BEDROOM 4

15'3" (4.65m) x 11'3" (3.43m)

#### DOWNSTAIRS WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

11'3" (3.43m) x 10'9" (3.28m)

#### BEDROOM 2

13'4" (4.06m) x 8'7" (2.62m)

#### BEDROOM 3

7'7" (2.31m) x 6'1" (1.85m)

#### BATHROOM

#### SEPARATE WC

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### DRIVEWAY

#### GARAGE

17'5" (5.31m) Max x 11'4" (3.45m) Max

#### COUNCIL TAX:

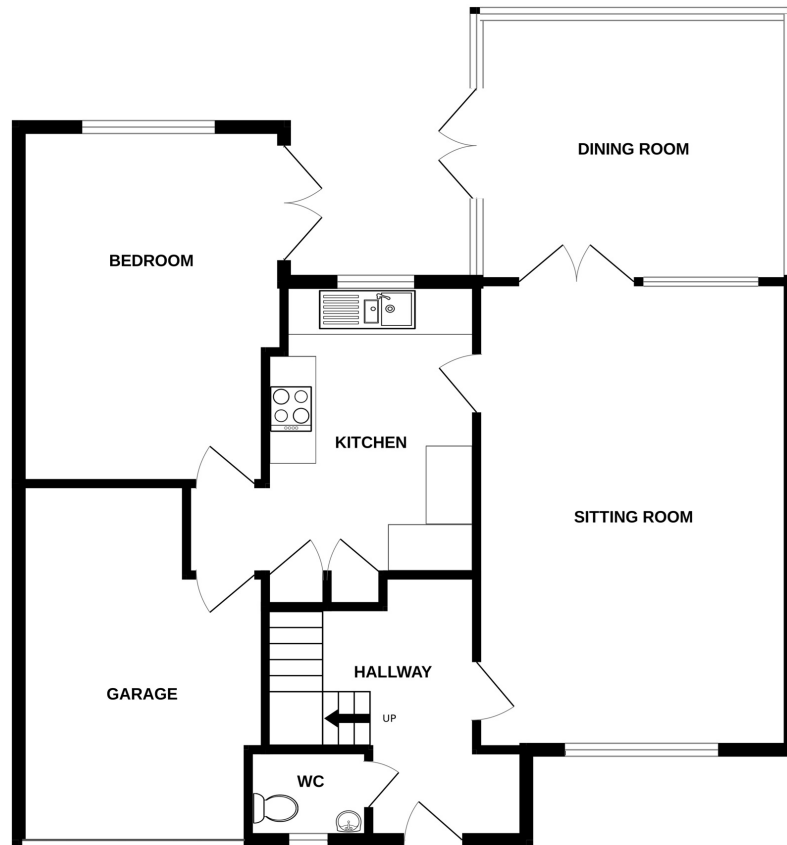
Band "D"

#### EPC

"C"



GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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