



16 Park Avenue, Eastbourne, BN22 9QN

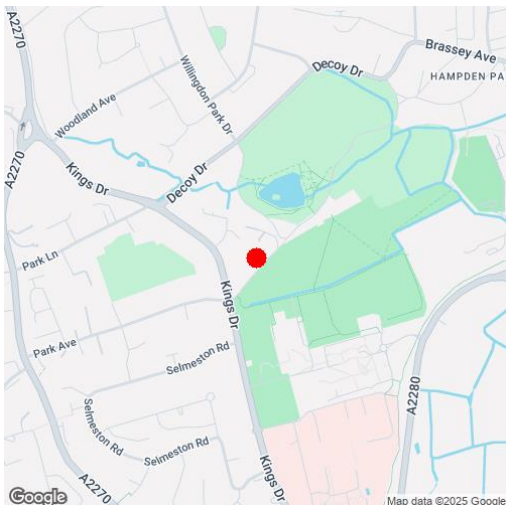
Price £650,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An enchanting detached cottage-style house with three double bedrooms set well back from the road enjoying a pleasant outlook over Hampden Park playing fields from the front and set within delightful westerly facing gardens to the rear. The accommodation comprises two generous reception rooms with casement doors from the sitting room opening on to the rear garden. The fitted kitchen has a range of wall and base units beneath contoured work surfaces with an integrated fridge, dishwasher and washing machine. All three double bedrooms have fitted wardrobes and the largest bedroom provides access to an eaves/study room with the potential to be further developed, subject to any necessary consents being obtained. The spacious shower rooms has been modernised in recent years with a walk-in shower cubicle, bidet and w/c whilst there is a further separate wc on the landing. The house is set well back from the road with a brick paviour driveway providing ample off-road parking in addition to the integral garage. Presented for sale in excellent decorative condition, the house retains many attractive original features with cottage style doors natural wood architraves and beamed ceilings whilst modern refinements include gas central heating and sealed unit double glazing. Located adjacent to Hampden Park, schools catering for all age groups are in the vicinity whilst a bus service on Kings Drive serves Eastbourne town centre and railway station approximately 2 miles away.





At a Glance:

- Charming cottage-style house of individual design
- Favoured location adjacent to Hampden Park
- Ample off-road parking and garage
- Delightful gardens to the front and rear
- Three double bedrooms
- Two reception rooms
- Modern kitchen and shower room
- Gas central heating
- Sealed unit double glazing

Accommodation:

VESTIBULE

RECEPTION HALL

CLOAKROOM/WC

SITTING ROOM

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

DINING ROOM

14'9" (4.5m) Into Bay x 12'9" (3.89m)

KITCHEN

10'9" (3.28m) x 8'9" (2.67m)

LANDING

BEDROOM 1

16'6" (5.03m) x 12'9" (3.89m)

WALK-IN EAVES/STUDY ROOM

17'0" (5.18m) x 5'10" (1.78m) (Restricted headroom)

BEDROOM 2

14'0" (4.27m) x 13'0" (3.96m)

BEDROOM 3

10'0" (3.05m) x 9'9" (2.97m)

SHOWER ROOM/WC

SEPARATE WC

OUTSIDE

GARDEN ROOM

8'6" (2.59m) x 6'0" (1.83m)

GARDENS

Front and rear the latter extending to approximately 60'

COUNCIL TAX

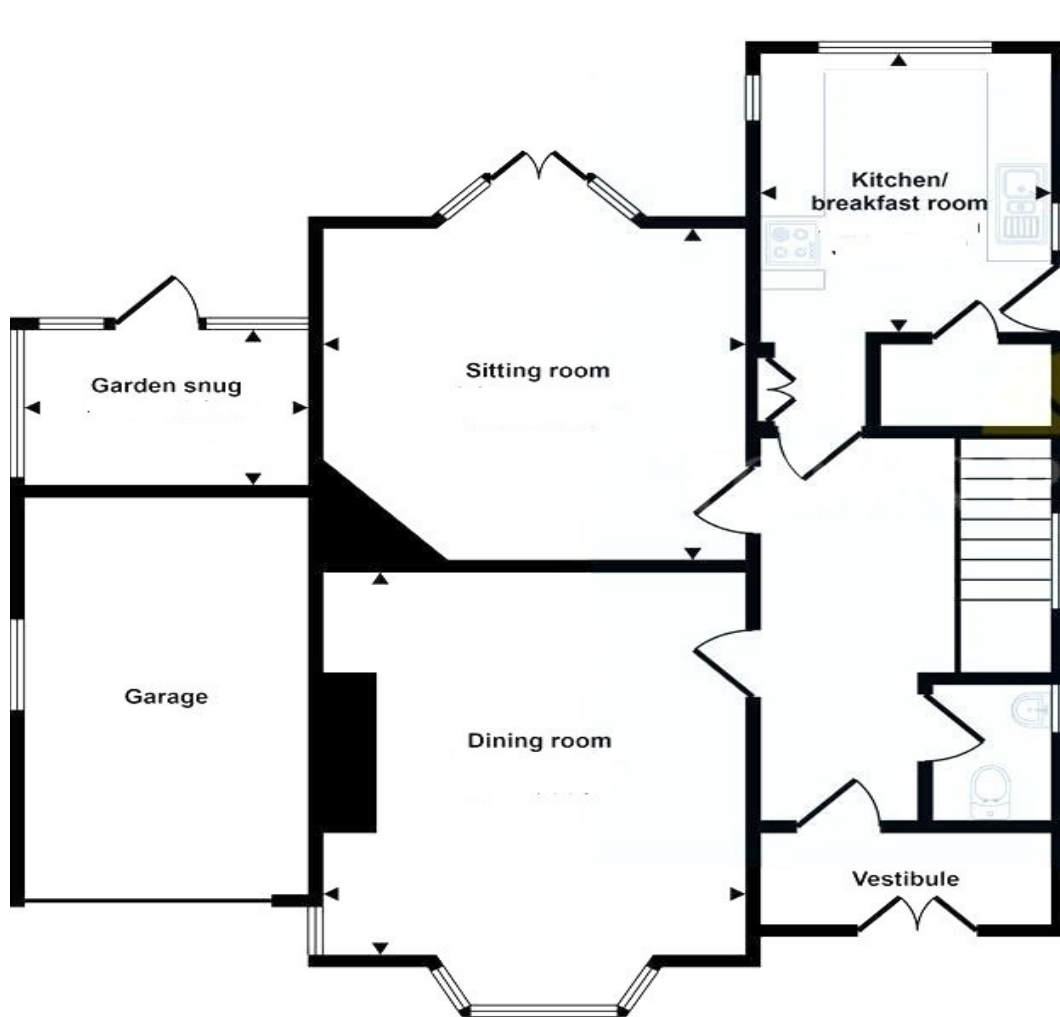
Band F

EPC

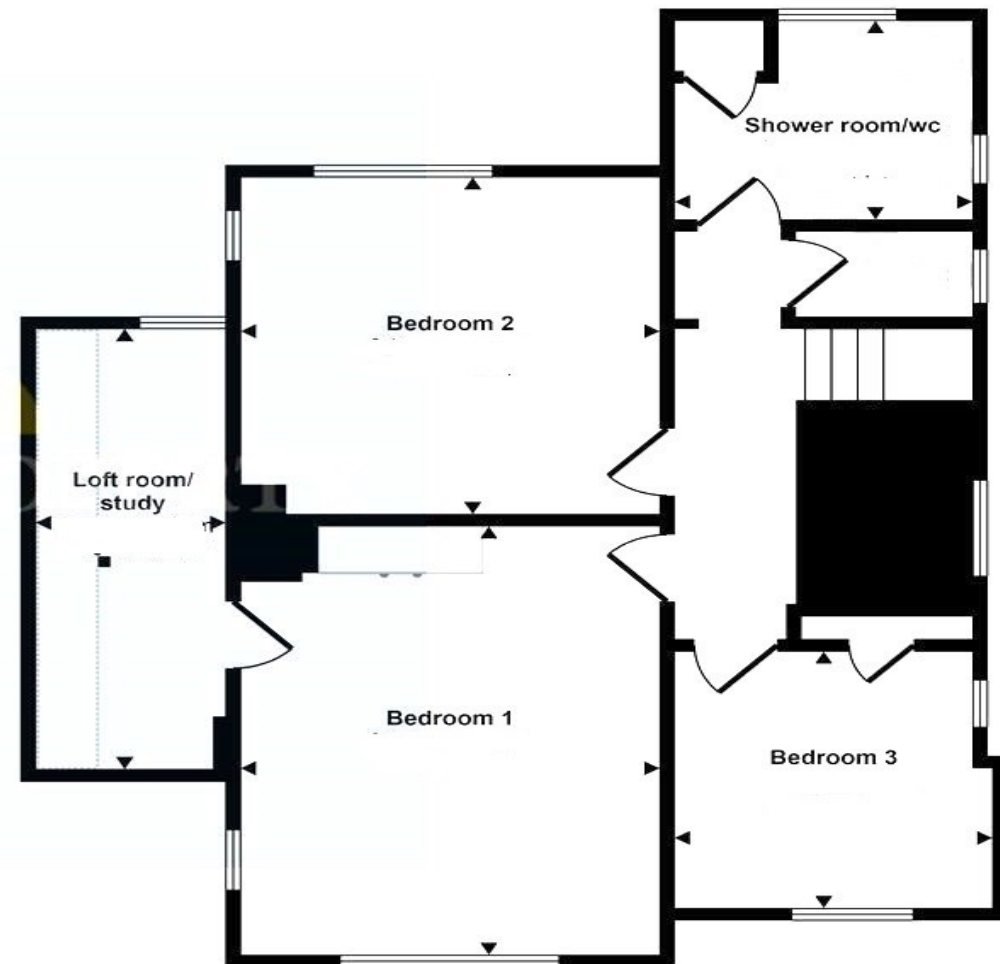
Band D



Approx Gross Internal Area
158 sq m / 1705 sq ft



Ground Floor
Approx 83 sq m / 889 sq ft



First Floor
Approx 76 sq m / 816 sq ft

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

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk