



9 Park Avenue, Eastbourne, BN21 2XG

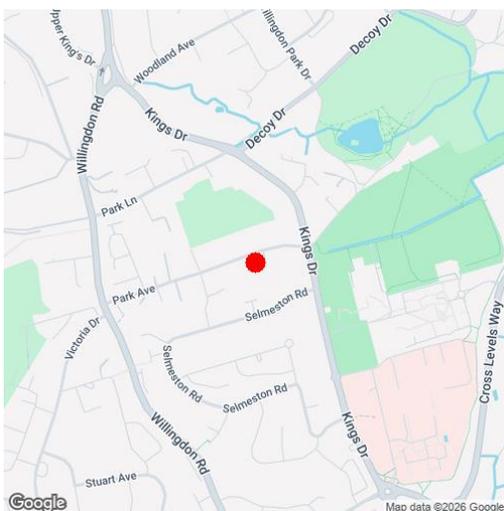
Price £450,000 | Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive and nicely presented three bedroom semi-detached house located in the popular Little Ratton area of Eastbourne and boasting a wonderful south facing rear garden. This delightful property enjoys bright and excellent size accommodation throughout comprising entrance hall, pleasant sitting room overlooking the rear garden, modern open plan kitchen/diner with a comprehensive range of matching wall and base units, some integral appliances, breakfast bar and door opening to a convenient utility room. Stairs rise from the entrance hall to the first floor landing where there are three good size bedrooms along with a modern and well appointed bathroom/wc with suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, tiled floor and part tiled walls. To the front there is a large block paved driveway providing off road parking for several vehicles and to the rear there is a stunning south facing rear garden mainly laid to lawn with an area of patio. There is a great size timber built home gym/office at the end of the garden in addition to a detached garage/workshop plus a door to an outside wc. Additional benefits include double glazing and gas central heating. The property is located close to excellent schools, bus routes and the open green space of Hampden Park.





At a Glance:

- Attractive well presented three bedroom semi-detached house
- Popular Little Ratton location
- Delightful South facing rear garden
- Sitting room
- Modern open plan kitchen/dining room plus utility room
- Bathroom/wc
- Home gym/office
- Close to excellent schools, bus routes and Hampden Park
- Double glazed and gas central heating

Accommodation:

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM

14'4" (4.37m) x 12'0" (3.66m)

KITCHEN/DINER

21'9" (6.63m) Max x 12'5" (3.78m)

UTILITY ROOM

7'7" (2.31m) x 4'11" (1.5m)

FIRST FLOOR LANDING

BEDROOM 1

14'7" (4.45m) x 12'5" (3.78m)

BEDROOM 2

11'3" (3.43m) x 9'6" (2.9m)

BEDROOM 3

11'1" (3.38m) x 8'6" (2.59m)

BATHROOM

OUTSIDE:

BLOCK PAVED DRIVEWAY

SOUTH FACING REAR GARDEN

OUTSIDE WC

HOME GYM/OFFICE

17'10" (5.44m) x 11'7" (3.53m)

GARAGE

COUNCIL TAX:

Band "D"

EPC:

"D"



Ground Floor



First Floor



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.

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