

12 Amberley Road, Eastbourne, BN22 0EH

Offers in Excess of £500,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

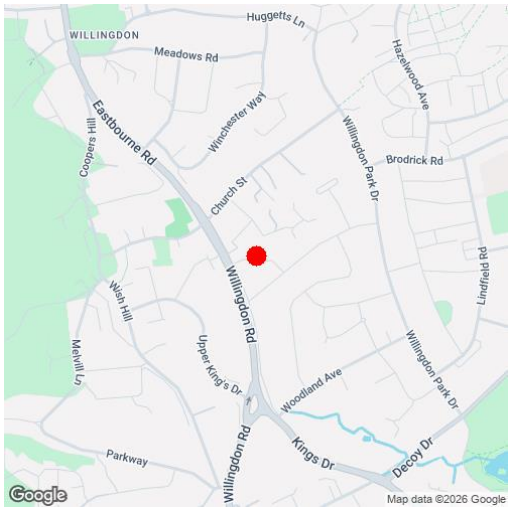
A delightful and very well presented three bedroom detached bungalow located within a quiet residential area on the borders of Willingdon and West Hampden Park. This stunning bungalow has been refurbished by the current owner and boasts bright and excellent size accommodation throughout comprising large central hall, sitting room, gorgeous kitchen/breakfast room with matching wall and base units, inset sink with mixer tap, breakfast bar and integral appliances including fridge freezer, washing machine, dishwasher, oven and induction hob. There is an excellent size sun room/dining room overlooking the gardens plus three good size bedrooms, stylish shower room and a separate WC. The property boasts a large newly laid block paved driveway which leads to a detached garage and there are great size gardens to the front, side and rear. The property is within easy reach of bus routes, local shops and the open green space of Hampden Park. Additional benefits include double glazing and gas central heating.

















At a Glance:

- Beautifully presented detached bungalow
- Three bedrooms
- Stunning kitchen/breakfast room with integrated appliances
- Stylish shower room and separate WC
- Large central hallway
- Sitting room
- Sun room/dining room
- Gardens to front, side and rear
- Spacious newly laid block paved driveway and detached garage
- Double glazing and gas central heating

Accommodation:

LARGE ENTRANCE HALL

SITTING ROOM
13'8" (4.17m) x 12'0" (3.66m)

SUN ROOM/DINING ROOM
20'0" (6.1m) x 10'0" (3.05m)

KITCHEN
12'9" (3.89m) x 8'10" (2.69m)

BEDROOM 1
13'7" (4.14m) x 9'8" (2.95m)

BEDROOM 2
12'0" (3.66m) x 10'2" (3.1m)

BEDROOM 3
9'6" (2.9m) x 8'0" (2.44m)

SHOWER ROOM

WC

OUTSIDE:

BLOCK PAVED DRIVEWAY

GARAGE

FRONT, SIDE & REAR GARDENS

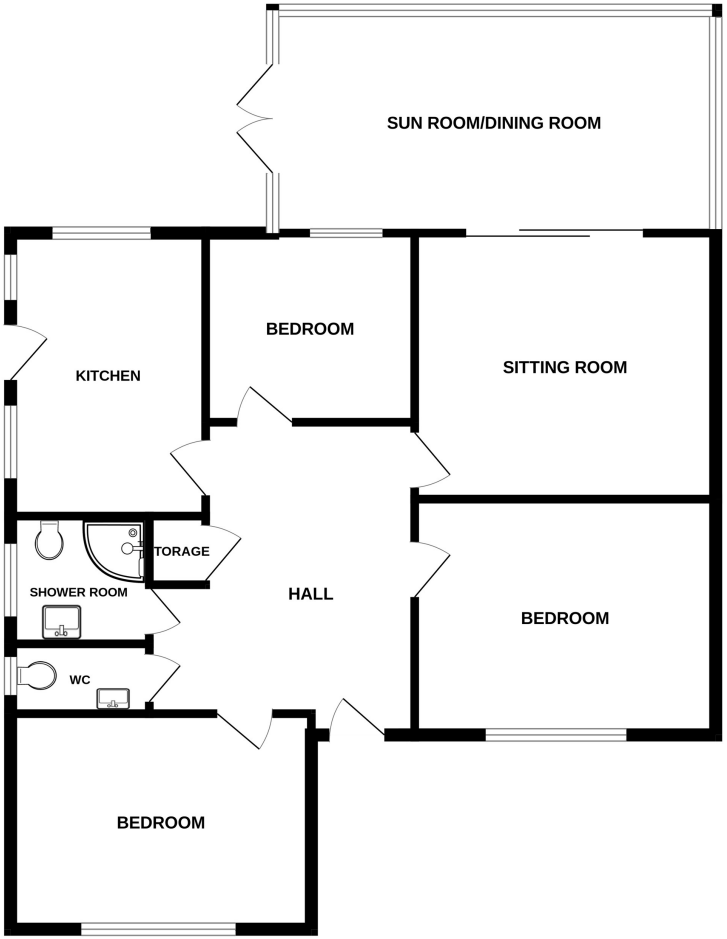
COUNCIL TAX:
Band `D`

EPC:
`D`





GROUND FLOOR



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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