

100 Meadowlands Avenue,
Eastbourne, BN22 0DY

Freehold

£425,000



3 Bedroom 1 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



TOWN PROPERTY

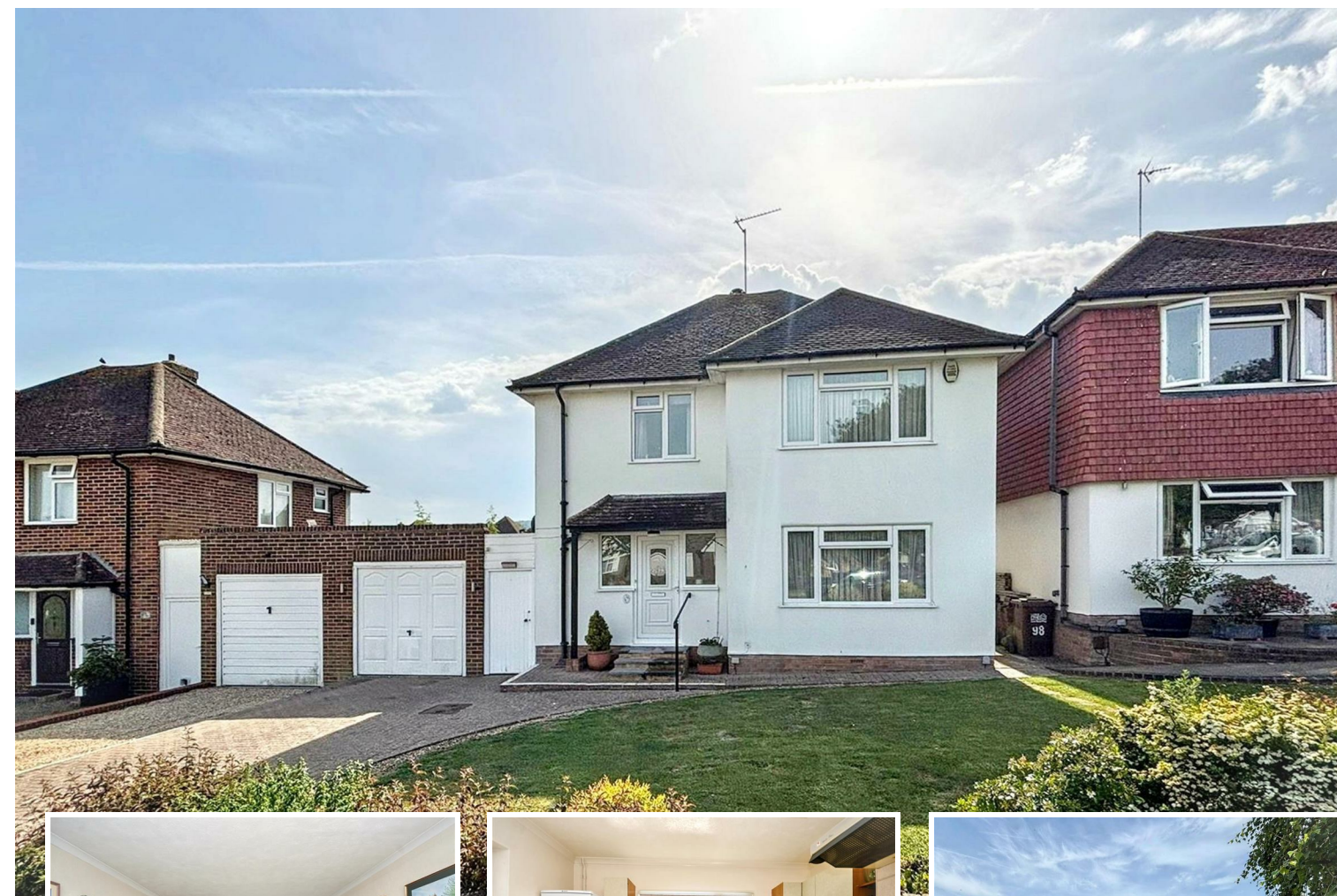


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An attractive three bedroom detached house with a stunning lawned rear garden. Enviably situated within easy walking distance of the wonderful Hampden Park, the house provides light and airy accommodation comprising of a through lounge/dining room that opens onto a conservatory, a ground floor cloakroom and fitted kitchen. The first floor has a shower room, three bedrooms and a separate cloakroom. To the front there is a block paved driveway providing off road parking and access to the garage. Local schools, Hampden Park high street and the mainline railway station are also located nearby. An internal inspection comes highly recommended. No onward chain, CHAIN FREE.

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Main Features

- Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge/Dining Room
- Conservatory
- Kitchen
- Shower Room & Separate Cloakroom
- Stunning Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Understairs cupboard. Stairs to first floor. Double glazed windows.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Frosted double glazed window.

Lounge/Dining Room
21'9 x 12'0 (6.63m x 3.66m)
Two radiators. Coved ceiling. Feature fireplace with inset coal effect fire. Double aspect with double glazed window to front aspect and double glazed patio door to-

Conservatory
11'11 x 7'4 (3.63m x 2.24m)
Tiled flooring. Double glazed windows. Double glazed door to garden.

Kitchen
10'4 x 9'7 (3.15m x 2.92m)
Range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Space for cooker with extractor hood above. Space for upright fridge freezer. Wall mounted boiler. Space and plumbing for dishwasher and washing machine. Part tiled walls. Double glazed window to rear aspect. Double glazed door to side.

Stairs from Ground to First Floor Landing
Radiator. Loft access (not inspected). Double glazed window.

Bedroom 1
12'0 x 11'3 (3.66m x 3.43m)
Radiator. Range of fitted wardrobes. Double glazed window to front aspect.

Bedroom 2
12'0 x 10'4 (3.66m x 3.15m)
Radiator. Built in cupboard with fixed shelving. Double glazed windows to rear aspect.

Bedroom 3
8'6 x 7'9 (2.59m x 2.36m)
Radiator. Double glazed window to front aspect.

Shower Room
White suite comprising of shower cubicle. Wash hand basin with cupboard below. Tiled walls. Airing cupboard housing hot water cylinder. Frosted double glazed window.

Cloakroom
Low level WC. Wash hand basin. Part tiled walls. Double glazed window.

Outside
The wonderful rear garden is laid to lawn with well stocked flower beds and borders, two sheds, a greenhouse, a wooden summerhouse and there is gated side access.

Parking
A block paved driveway provides off road parking for two cars and access to the-

Garage
Up and over door.

COUNCIL TAX BAND = D

EPC = D

