



**Lakelands Close, Eastbourne BN22 9EH**



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**Lakelands Close, Eastbourne**

\*\*\*Guide Price £340,000 - £350,000\*\*\*

A 4 bedroom end of terrace house occupying a corner plot within a cul-de-sac which is situated in the Hampden Park location. The property briefly comprises of two reception rooms, downstairs WC, off road parking, garage, 4 bedrooms and family bathroom.



### Entrance Porch

Double glazed door to the front aspect. Double glazed window to the side aspect. Door leading to the garage.

### Lounge

16' 5" x 11' 10" ( 5.00m x 3.61m )  
Double glazed bay window to the front aspect.  
Radiator. Archway leading to:

### Dining Room

9' 2" x 8' 9" ( 2.79m x 2.67m )  
Double glazed patio doors leading to garden.

### Kitchen

9' 9" x 8' 8" ( 2.97m x 2.64m )  
A range of wall and base units with oak effect work top over incorporating a Blanco sink and drainer unit. Space for range style cooker with hob and extractor fan above. Space and plumbing for washing machine. Cupboard containing boiler. Double glazed window to the rear aspect.

### Downstairs Cloakroom

Low level W.C. Wash hand basin.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access. Airing cupboard.

### Bedroom 1

11' 9" x 9' 7" ( 3.58m x 2.92m )  
Double glazed window to the front aspect. Radiator.

### Bedroom 2

10' 6" x 8' 10" ( 3.20m x 2.69m )  
Double glazed window to the rear aspect. Radiator.

### Bedroom 3

10' 7" x 7' 1" ( 3.23m x 2.16m )  
Double glazed window to the front aspect.

### Bedroom 4

9' x 8' 5" ( 2.74m x 2.57m )  
Double glazed window to the rear aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

### Rear Garden

Timber decking that leads to an area mostly laid to lawn. Fence surround. Two timber storage sheds. Graveled area. Double opening gates to the front aspect.

### Parking

Block paved driveway for multiple vehicles.

### Garage

Range of cupboards with work top over. Space and plumbing for washing machine and tumble dryer.



Total floor area 96.3 m<sup>2</sup> (1,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Lakelands Close, Eastbourne

- FOUR BEDROOM END-OF-TERRACE HOUSE
- \*\*\*Guide Price £340,000 - £350,000\*\*\*
- WRAP AROUND GARDEN
- OFF ROAD PARKING
- CONVERTED GARAGE

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£340,000 - £350,000**



Please note the marker reflects the postcode not the actual property

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