

33 Burton Road, Eastbourne, BN21 2RE

Price £415,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- a well proportioned four bedroom detached house enjoying a favoured location in the Rodmill area of Eastbourne. The house is one of only a few larger design houses of this style and has been in the ownership of the same family since it was built. The accommodation comprises a generous 21` sitting room, separate dining room and fitted kitchen. The four bedrooms are all considered double rooms and are served by a re-fitted shower room and separate wc. The house is approached via a long driveway which provides access to the attached garage with remote control up and over door. Although the house would benefit from some modernisation and redecoration it has sealed unit double glazed windows and gas central heating, and provides an excellent opportunity for a new owner to decorate and appoint in a style of their choosing. The house enjoys a most convenient location, with schools catering for most age groups in the vicinity, and local shopping facilities within 200 yards on Framfield Way. The area is particularly favoured by medical staff with the District General Hospital within a few hundred yards.

















At a Glance:

- Popular Rodmill area
- Four bedrooms
- Two reception rooms
- Garage
- Gas central heating
- Sealed unit double glazing
- Gardens front and rear
- No onward chain





Accommodation:

HALL

CLOAKROOM / WC

SITTING ROOM
21'3" (6.48m) x 11'6" (3.51m)

DINING ROOM
10'10" (3.3m) x 8'10" (2.69m)

KITCHEN
12'0" (3.66m) x 9'9" (2.97m)

LANDING

BEDROOM 1
11'8" (3.56m) x 11'8" (3.56m)

BEDROOM 2
11'6" (3.51m) x 9'6" (2.9m)

BEDROOM 3
11'3" (3.43m) x 7'6" (2.29m)

BEDROOM 4
9'6" (2.9m) x 8'10" (2.69m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

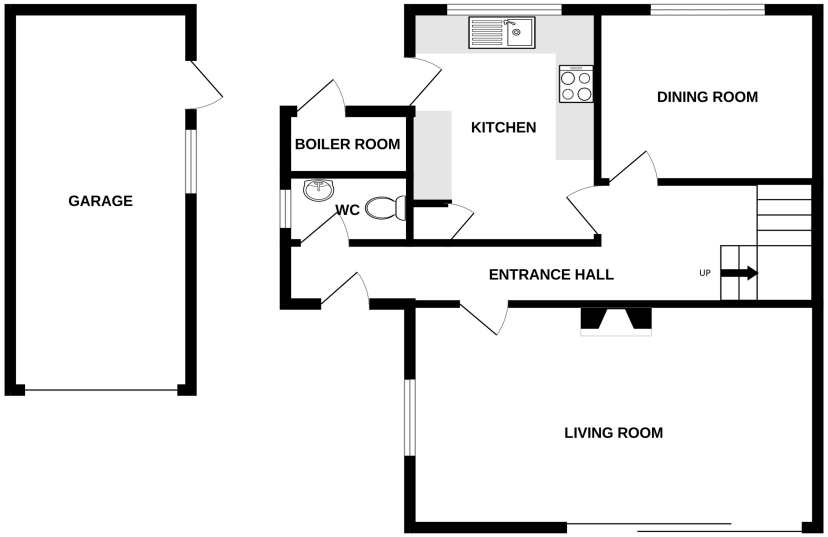
GARAGE
with ample off road parking

GARDENS FRONT AND REAR

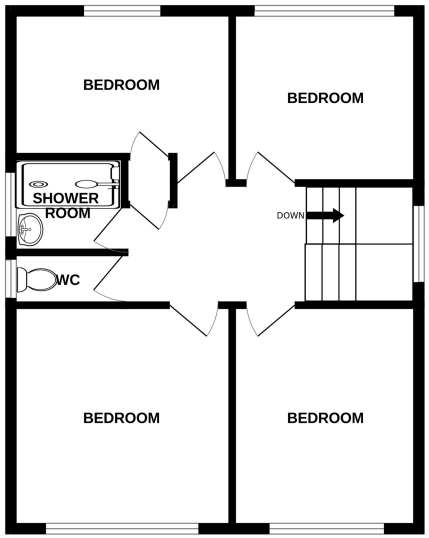
COUNCIL TAX:
Band `E`

EPC:
`C`

GROUND FLOOR



1ST 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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Ref: 1

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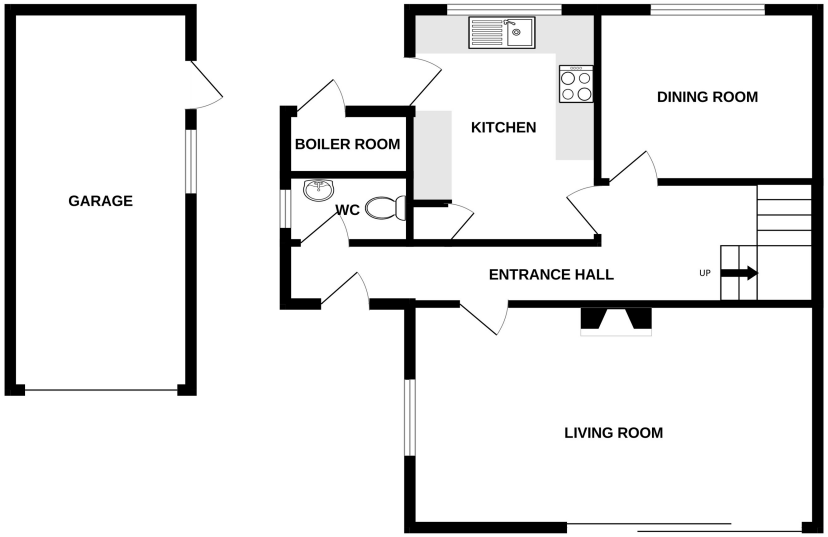
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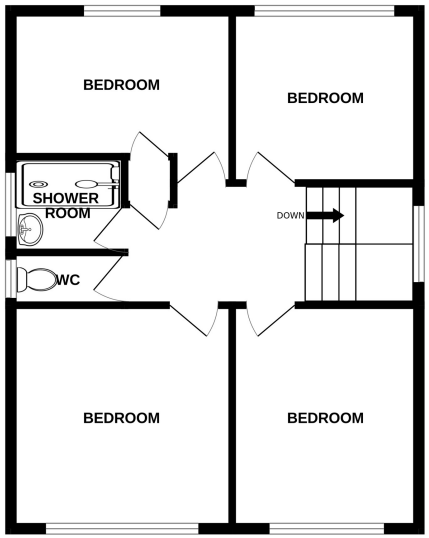
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