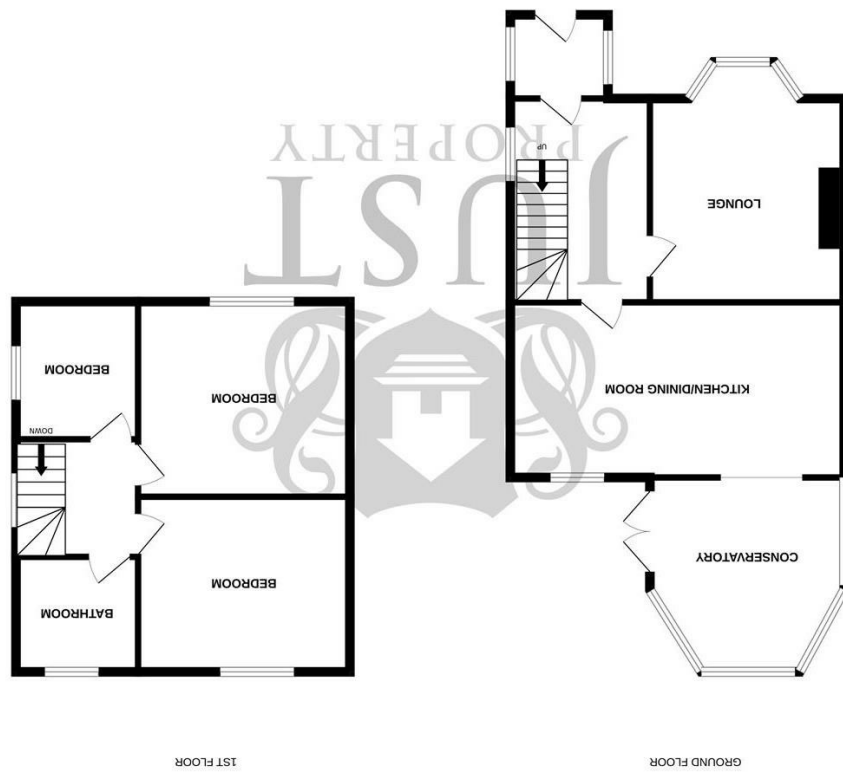


These plans are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Information Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.

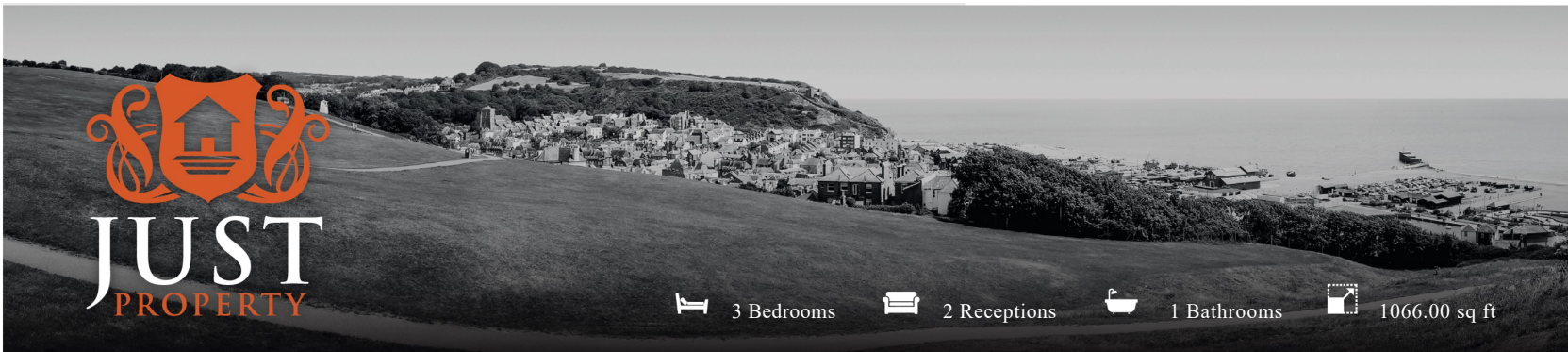
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	68
Potential	74



FLOORPLANS

10 Burleigh Place, Eastbourne, BN22 8SG

www.justproperty.net

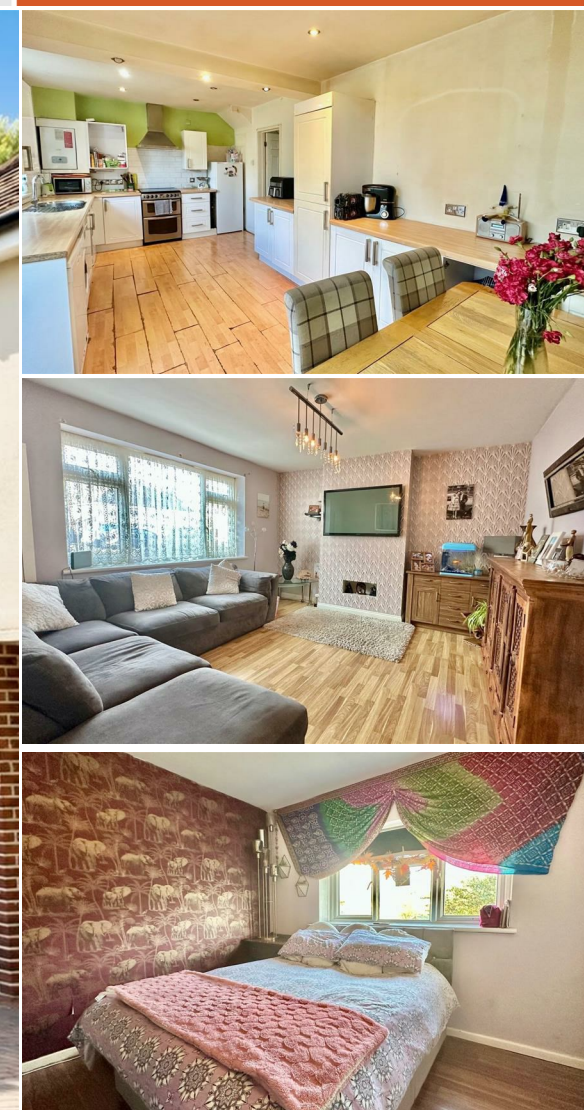


3 Bedrooms 2 Receptions 1 Bathrooms 1066.00 sq ft

Freehold

£299,950

10 Burleigh Place, Eastbourne, BN22 8SG





3 Bedrooms 2 Receptions 1 Bathrooms 1066.00 sq ft

PROPERTY DETAILS

Situated in the corner of a quiet residential cul-de-sac within the highly sought-after Roselands area, this three-bedroom older-style semi-detached family home offers well-balanced accommodation and excellent potential.

The property is conveniently positioned close to a range of local schools, parks, and everyday amenities including shops and supermarkets. The seafront and promenade are just a short drive away, along with the Beacon Shopping Centre and access to the South Downs Way.

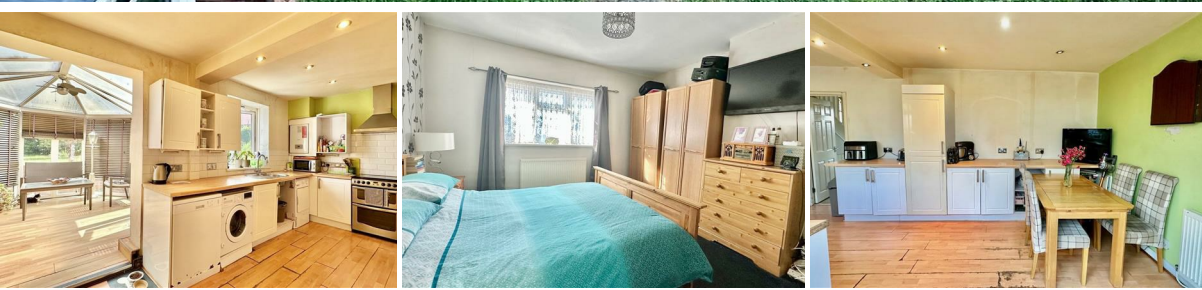
The accommodation has been enjoyed by the same family for many years and is approached via a useful entrance porch leading into a spacious hallway. There is a comfortable family lounge, while a key feature of the property is the open-plan fitted kitchen and dining area, which flows into a rear conservatory overlooking the garden.

To the first floor, there are two generous double bedrooms, a well-proportioned third bedroom, and a fitted family bathroom.

Externally, the property benefits from off-road parking to the front, side access, a useful brick-built storage building, and a large rear garden, well stocked with established plants and shrubs, enjoying sunshine throughout the day.

Further benefits include UPVC double glazing and gas central heating.

For further information or to arrange a viewing, please contact the vendor's sole agents, Just Property, on 01424 444100.



ROOM DIMENSIONS

Front Door

Porch

Hallway

Family Lounge
14'2" x 13'5" (4.32 x 4.11)

Open Plan Kitchen / Dining Room
19'9" x 10'11" max (6.02 x 3.33 max)

Conservatory

Stairs Up To Landing

Bedroom
12'7"2" x 12'0" (3.71 x 3.66)

Bedroom
12'0" x 10'3" (3.66 x 3.14)

Bedroom
8'11" x 7'10" (2.72 x 2.39)

Bathroom

Off Road Parking

Brick Built Storage

Large Rear Garden

FEATURES

- Three Bedroom Semi Detached
- Family Sized Home
- Off Road Parking
- Large Rear Garden
- Popular Roselands Area of Eastbourne
- Rear Conservatory
- Close To Schools and Shops
- Open Plan Kitchen and Bathroom
- Well Built Property in Quiet Cul-se-Sac

