



**Bourne Street, Eastbourne BN21 3SB**

**welcome to**

**Bourne Street, Eastbourne**

An extremely well presented THREE bedroom bay fronted semi detached house conveniently situated within comfortable walking distance of Eastbourne Town Centre and main line rail station. Benefiting from a modern fitted kitchen, bay fronted open plan through lounge/dining room, three generous bedrooms



## Entrance Hall

### Lounge

15' 1" x 11' 9" ( 4.60m x 3.58m )

Double glazed window to the rear aspect. Double glazed French doors to the rear aspect. Radiator.

### Kitchen

16' 6" x 9' 9" ( 5.03m x 2.97m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Oven and gas hob with cooker hood above. Spotlighting. Integral fridge / freezer and dish washer. Radiator. Double glazed bay window to the front aspect.

### Cloakroom

Low level W.C. Wash hand basin.

### First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the front aspect.

### Bedroom 1

15' 5" x 12' 5" ( 4.70m x 3.78m )

Double glazed window to the rear aspect. Radiator.

### En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit below.

### Bedroom 3

12' 7" x 9' 6" ( 3.84m x 2.90m )

Double glazed bay window to the front aspect. Radiator.

### Bathroom

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

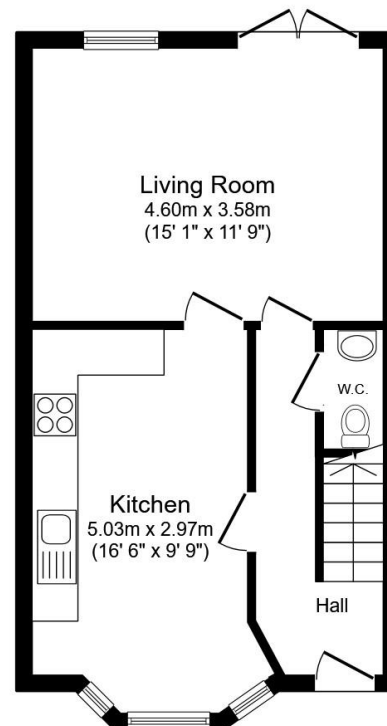
## Bedroom 2

17' 7" x 15' 4" ( 5.36m x 4.67m )

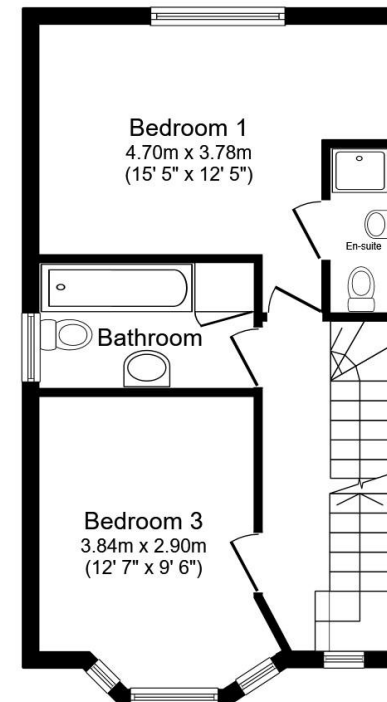
Double glazed window to the rear aspect. Storage cupboard. Eaves storage. Radiator.

### Garden

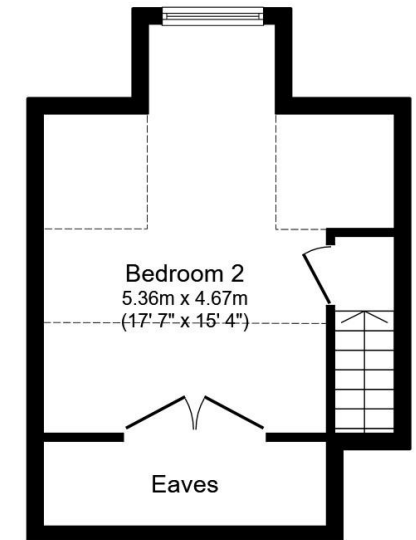
Courtyard rear garden with fence surround. Side access.



Ground Floor



First Floor



Second Floor

Total floor area 98.9 m<sup>2</sup> (1,065 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.propertybox.io](http://www.propertybox.io)

  
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welcome to

## Bourne Street, Eastbourne

- \*\*\*GUIDE PRICE £350,000 - £360,000\*\*\*
- THREE DOUBLE BEDROOMS
- EN - SUITE TO MASTER BEDROOM
- IMMACULATELY PRESENTED THROUGHOUT
- CHAIN FREE

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£350,000 - £360,000**



Please note the marker reflects the postcode not the actual property

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