



3 Selmeston Road, Eastbourne, BN21 2ST

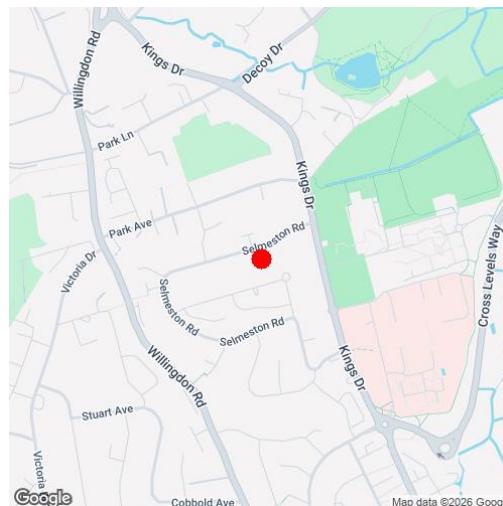
Offers in the Region of £535,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A stylish and contemporary four bedroom semi-detached house presented to an exceptional standard located in the popular Rodmill area of Eastbourne. This stunning property offers bright and spacious accommodation throughout comprising entrance hall, open plan living space which includes lounge area, dining area and modern kitchen with range of matching wall and base units. The living space boasts a modern tiled floor with underfloor heating and bi-fold doors opening to the south facing rear garden. There are two bedrooms on the ground floor, one of which is being used as a snug and there is also the convenience of a ground floor wc. A contemporary wooden staircase with glass inserts lead to the first floor where there are two excellent size bedrooms with built in wardrobes along with a stunning en-suite shower room/wc plus a modern bath/shower room/wc. The property is approached via a good size driveway providing off road parking for several vehicles which leads to a garage which is being used as a utility room. To the rear there is a private south facing low maintenance garden with area of patio and artificial grass. Additional benefits include double glazing and gas central heating.





### At a Glance:

- Stylish contemporary home
- Popular Rodmill location
- Open plan living space
- Modern kitchen
- Stunning Family bath/shower room
- Lovely en-suite shower room
- Ground floor wc
- Garage currently used as a utility room
- Low maintenance south facing rear garden
- Double glazed and gas central heating



### Accommodation:

#### ENTRANCE HALL

**OPEN PLAN SITTING ROOM/DINING ROOM/KITCHEN**  
38'4" (11.68m) x 11'3" (3.43m)

#### BEDROOM 4/SNUG

12'5" (3.78m) x 12'0" (3.66m)

#### BEDROOM 3

12'7" (3.84m) x 12'0" (3.66m)

#### UTILITY ROOM/GARAGE

#### GROUND FLOOR WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

19'7" (5.97m) x 14'3" (4.34m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM 2

19'7" (5.97m) x 14'9" (4.5m)

#### FAMILY BATH/SHOWER ROOM

#### OUTSIDE:

#### DRIVEWAY

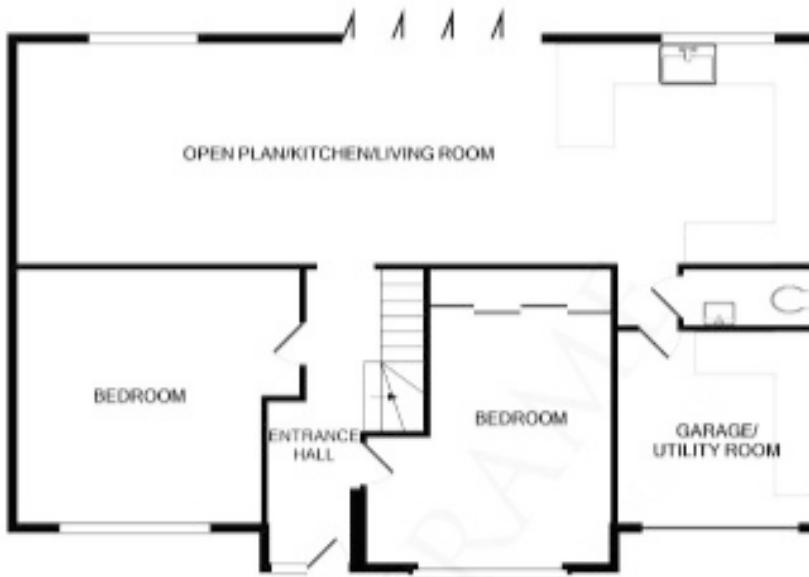
#### SOUTH FACING REAR GARDEN

#### COUNCIL TAX:

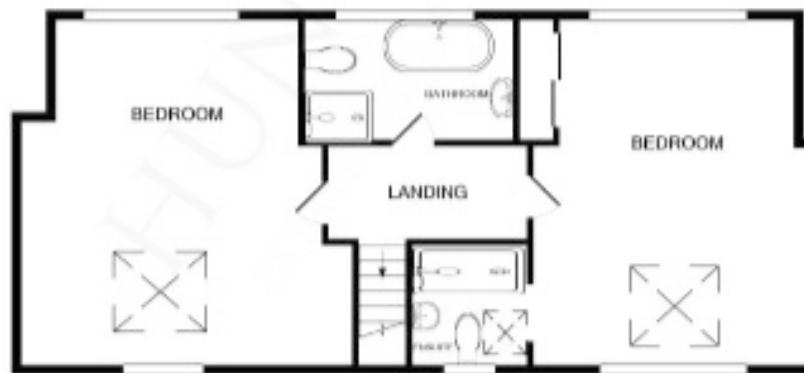
Band "C"

#### EPC:

"D"



GROUND FLOOR



1ST FLOOR

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

 **Leaper Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**  
 28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)