



**Tugwell Road, Eastbourne BN22 9LH**



**welcome to**

## **Tugwell Road, Eastbourne**

Modern, chain-free end of terrace home over three floors in Hampden Park area of Eastbourne, offering four bedrooms, open-plan kitchen / lounge with an open log burner, two shower rooms and a rear garden. Finished to a contemporary standard throughout. Being perfect for first time buyers or families



## Entrance Porch

Double glazed window to the side and front aspect.

## Open Plan Lounge / Kitchen

### Lounge

Double glazed boxed bay window to the front aspect. Open log burner. Under stairs cupboard.

### Kitchen

A range of wall and base units with work top over incorporating a sink and drainer unit. Island with under counter cupboard space. Space for fridge / freezer. Oven with gas hob and cooker hood above. Tiled splash back. Space and plumbing for washing machine. Spotlighting. Space and plumbing for dish washer. Radiator. Double glazed bi fold doors to the rear aspect leading to rear garden.

### Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.

## First Floor Landing

Stairs leading from ground floor to first floor landing.

### Bedroom 1

Double glazed window to the front aspect. Cupboard. Radiator.

### Bedroom 2

Double glazed window to the rear aspect. Radiator.

### Bedroom 4

Double glazed window to the front aspect. Radiator. Restricted head height.

### Bathroom

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

## Second Floor

Stairs leading from first floor to second floor.

### Bedroom 3

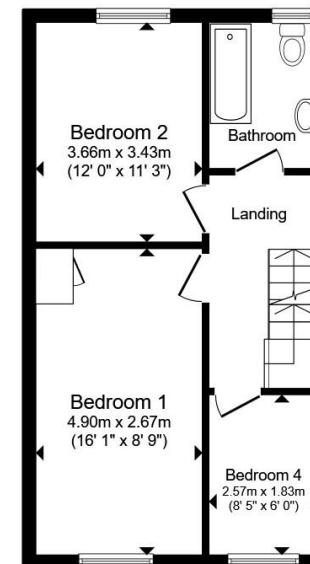
Velux window to the rear aspect. Radiator. Restricted head height. Eaves storage.

### Rear Garden

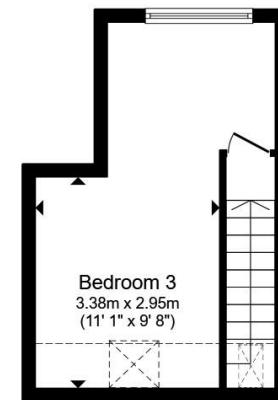
An area laid to lawn leading to a patio at the rear. Garden shed. Planters. Fence surround.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 106.6 m<sup>2</sup> (1,148 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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## Tugwell Road, Eastbourne

- END OF TERRACE HOUSE
- FOUR BEDROOMS
- ARRANGED OVER THREE FLOORS
- GROUND FLOOR SHOWER ROOM
- PROPERTY INSULATION VALID UNTIL 2028

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£300,000**



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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD



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