



4 Roffrey Avenue, Hampden Park, Eastbourne, BN22 0AE

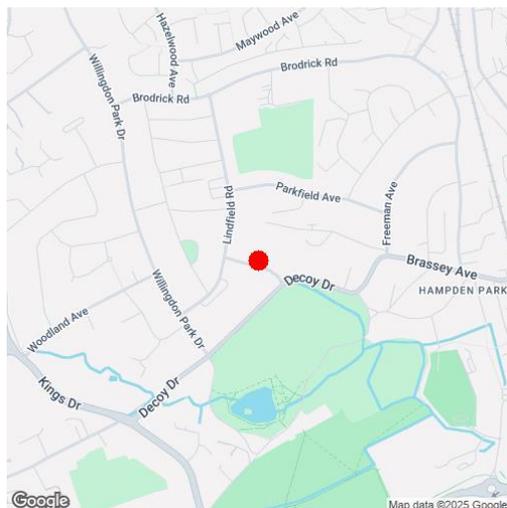
Guide Price £525,000 - £550,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A substantial extended family home within a stones throw to the open green space of Hampden Park and boasting 4/5 bedrooms, secluded gardens, generous driveway and integral garage. This delightful home enjoys spacious accommodation throughout comprising entrance porch, sitting room with wood burner, dining room, large kitchen/breakfast room with a comprehensive range of wall and base units complemented with area of work surface and to include some built in appliances, four excellent size bedrooms plus a study/bedroom 5, there is a well appointed family bathroom in addition to a separate shower room and there is also the convenience of a ground floor wc. To the front there is a large driveway providing off road parking for several vehicles which leads to an integral garage. To the rear the property boasts a good size garden with area of patio, lawn and a variety of plants, shrubs and trees. Hampden Park high street and train station are within walking distance and Eastbourne town centre is approximately 3 miles away. Additional benefits include double glazing and gas central heating





## At a Glance:

- Substantial detached family home
- 4/5 bedrooms
- Close to Hampden Park
- Sitting room
- Dining room
- Kitchen/breakfast room
- Family bathroom
- Shower room
- Private rear garden
- Driveway and integral garage

## Accommodation:

### ENTRANCE PORCH

### SITTING ROOM

18'4" (5.59m) x 16'5" (5m)

### DINING ROOM

18'5" (5.61m) x 8'4" (2.54m)

### KITCHEN/BREAKFAST ROOM

16'0" (4.88m) x 14'1" (4.29m)

### DOWNSTAIRS WC

### FIRST FLOOR LANDING

### BEDROOM 1

11'5" (3.48m) x 11'0" (3.35m)

### BEDROOM 2

12'5" (3.78m) x 9'10" (3m)

### BEDROOM 3

12'4" (3.76m) x 8'2" (2.49m)

### BATHROOM/WC

### SECOND FLOOR LANDING

### BEDROOM 4

11'9" (3.58m) x 10'10" (3.3m)

### STUDY/BEDROOM 5

8'5" (2.57m) x 8'4" (2.54m)

### SHOWER ROOM/WC

### OUTSIDE:

### BLOCK-PAVED DRIVEWAY

for 4/5 vehicles.

### GARAGE

### REAR GARDEN

### COUNCIL TAX:

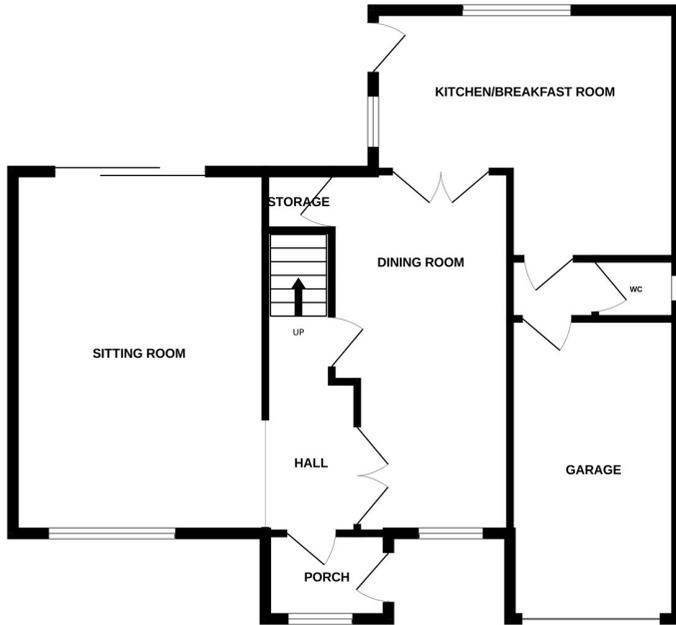
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### EPC:

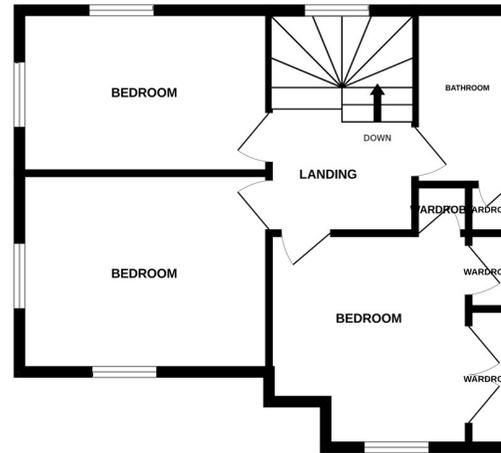
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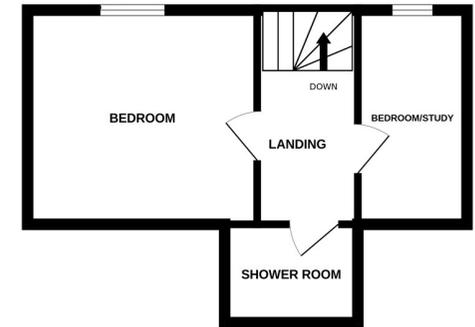
GROUND FLOOR



1ST FLOOR



2ND 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

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.

**LS** 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)