



The Paddock, Eastbourne BN22 9LJ

welcome to

The Paddock, Eastbourne

A well presented two bedroom mid terraced house located in the popular Hampden Park within a short distance of schools, shops and train station. Benefiting from a open plan kitchen/dining room, generous rear garden and parking to the rear of the property.



Entrance Porch

Double glazed entrance door to the front aspect.
Internal door leading to;

Living Room

12' 1" x 10' 11" (3.68m x 3.33m)

Wood effect flooring. Double glazed window to the front. Understairs storage cupboard. Television point. Staircase leading to first floor landing.

Kitchen/ Dining Room

14' 10" x 9' 2" (4.52m x 2.79m)

Fitted kitchen with a range of wall and base units incorporating a one bowl stainless steel sink and drainer unit, electric hob with cooker hood above and electric oven below, space and plumbing for washing machine and fridge/freezer, wall mounted gas boiler, window to the rear aspect.

First Floor Landing

Bedroom 1

11' 6" max x 11' max (3.51m max x 3.35m max)

Double glazed windows to the rear. Radiator.

Bedroom 2

9' 4" x 7' 3" (2.84m x 2.21m)

Double glazed window to the rear. Radiator.

Bathroom

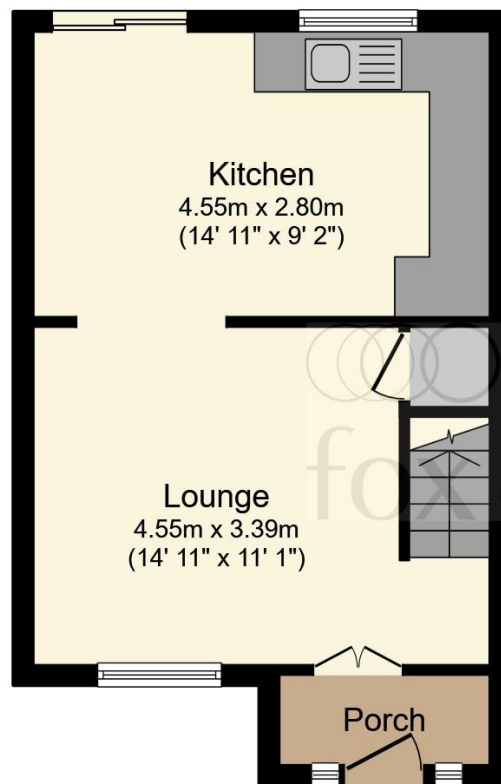
Partly tiled white suite comprising bath with mixer taps and over head shower attachment, low level W.C, wash hand basin, frosted double glazed window.

Rear Garden

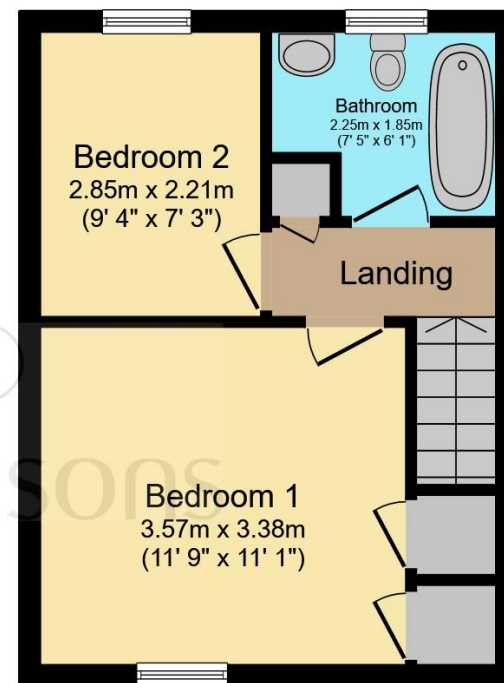
Generously sized rear garden with paved seating area leading to an area mostly laid to lawn. Fence surround. Gated rear access to parking.

Parking

Parking available at the rear.



Ground Floor



First Floor

Total floor area 59.8 m² (644 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.focalagent.com



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The Paddock, Eastbourne

- MID-TERRACED HOUSE
- TWO BEDROOMS
- KITCHEN/DINING ROOM
- LIVING ROOM
- PARKING TO THE REAR

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£235,000



Please note the marker reflects the postcode not the actual property

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