



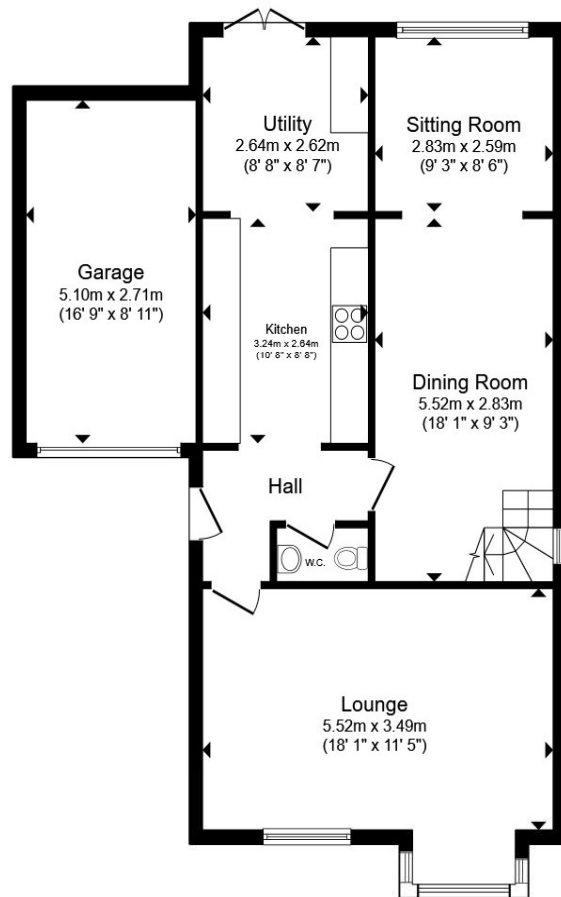
**Helvellyn Drive, EASTBOURNE BN23 8HT**

**welcome to**

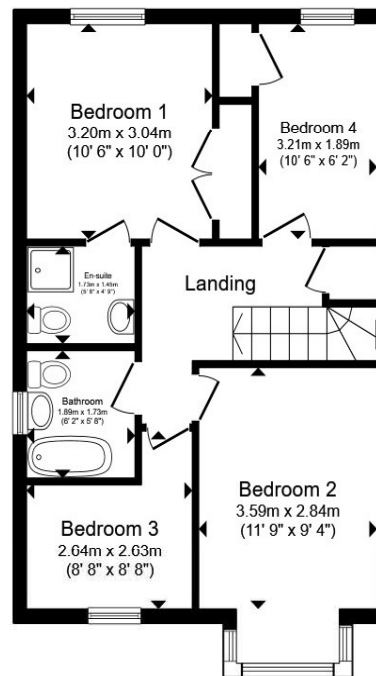
## **Helvellyn Drive, EASTBOURNE**

Immaculate four-bedroom detached family home with garage, driveway, multiple reception rooms, modern kitchen with utility, ensuite to main bedroom, and a well-kept rear garden ideal for entertaining. A spacious and versatile property throughout.





**Ground Floor**



**First Floor**

Total floor area 131.2 m<sup>2</sup> (1,412 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)



## Entrance Hall

## Lounge

18' 1" x 11' 5" ( 5.51m x 3.48m )

## Kitchen

10' 8" x 8' 8" ( 3.25m x 2.64m )

## Utility

8' 8" x 8' 7" ( 2.64m x 2.62m )

## Dining Room

18' 1" x 9' 3" ( 5.51m x 2.82m )

## Sitting Room

9' 3" x 8' 6" ( 2.82m x 2.59m )

## Stairs To First Floor Landing

## Bedroom One

10' 6" x 10' ( 3.20m x 3.05m )

## En-Suite

## Bedroom Two

11' 9" x 9' 4" ( 3.58m x 2.84m )

## Bedroom Three

8' 8" x 8' 8" ( 2.64m x 2.64m )

## Bedroom Four

10' 6" x 6' 2" ( 3.20m x 1.88m )

## Bathroom

6' 2" x 5' 8" ( 1.88m x 1.73m )

## Rear Garden

**welcome to**

## **Helvellyn Drive, EASTBOURNE**

- Four-bedroom detached family home
- Driveway parking & garage
- Spacious lounge with double windows
- Large modern kitchen with integrated appliances
- Utility room with garden access

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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LGL111721 - 0002

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