



TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



2 Bathroom

£340,000



Plot 422, Meadowburne Place, St Martins Road, Eastbourne, BN22 0LG

A three bedroom semi detached house enviably located in the Meadowburne Place development by Barratt Homes. Situated on the borders of Willingdon and Hampden Park the house benefits from a ground floor cloakroom, lounge and a fitted kitchen/breakfast room with French doors to the garden. Upstairs, there are three bedrooms with the master having an En suite shower room and a family bathroom. The enclosed rear garden is laid to lawn with gated access to the two tandem parking spaces. Hampden Park village and local schools can be found nearby.

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Main Features

- Newly Built Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Breakfast Room
- En Suite Shower Room/WC
- Bathroom/WC
- Lawned Rear Garden
- Driveway
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Wood effect flooring. Radiator. Stairs to first floor. Door to-

Lounge

12'8 x 11'7 (3.86m x 3.53m)

Wood effect flooring. Radiator. Double glazed window to front aspect. Door to-

Inner Hallway

Door to-

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Frosted double glazed window.

Kitchen/Breakfast Room

14'10 x 9'11 (4.52m x 3.02m)

Fitted range of white wall and base units, marble effect worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, dishwasher and washing machine. Cupboard housing gas boiler. Radiator. Double glazed window to rear aspect. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing

Radiator. Built in cupboard. Loft hatch (not inspected).

Bedroom 1

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

Radiator. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Frosted double glazed window.

Bedroom 2

10'6 x 7'9 (3.20m x 2.36m)

Radiator. Double glazed window to rear aspect with far reaching views over open fields.

Bedroom 3

9'5 x 6'9 (2.87m x 2.06m)

Radiator. Double glazed window to rear aspect with far reaching views over open fields.

Bathroom/WC

White suite comprising of panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The rear garden is mainly laid to lawn with gated side access and an area of patio.

Parking

There are two tandem parking spaces to the side of the property.

EPC = B

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.