



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.

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

**£340,000**

**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**