

Freehold

82 Meadowlands Avenue,
Eastbourne, BN22 0DY

Guide Price
£475,000 - £495,000



3 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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Occupying a desirable position in the highly sought after West Hampden Park area, this beautifully presented three/four bedroom detached residence has been lovingly maintained and thoughtfully enhanced by the current owners, who have enjoyed calling it home for the past 26 years. Offering versatile and generously proportioned accommodation throughout, the property has been designed to suit the needs of modern family living. At its heart is a spacious kitchen/breakfast room, which flows effortlessly into a delightful conservatory, creating an ideal space for both everyday living and entertaining. From here, doors open directly onto the beautifully established south westerly facing rear garden, providing a private and tranquil setting to enjoy the afternoon and evening sunshine. Perfectly positioned for families and commuters alike, the property falls within the catchment area for highly regarded schools and is conveniently located close to a range of local amenities, the mainline railway station and the picturesque, mature surroundings of Hampden Park. A wonderful opportunity to acquire a cherished family home in one of Eastbourne's most desirable residential locations.

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Main Features

- Beautifully Presented 3/4 Bedroom Detached Home
- Flexible & Spacious Accommodation Throughout
- 2 Well Proportioned Reception Rooms
- Generous Kitchen/Breakfast Room With Utility Room
- Bright Conservatory Overlooking The Rear Garden
- Modern Shower Room/WC
- Double Glazing Throughout
- Beautifully Established South Westerly Facing Rear Garden
- Off Road Parking
- Highly Sought After West Hampden Park Location

Entrance Porch

Double glazed door. Radiator. Double glazed window to side aspect. Door to -

Hallway

Radiator. Understairs cupboard.

Bay Windowed Lounge

14'8 x 13'7 (4.47m x 4.14m)

Radiator. Feature gas fireplace. Double glazed bay window to front aspect.

Dining Room

12'8 x 9'1 (3.86m x 2.77m)

Radiator. Cupboard housing electric meter. Further cupboard. Double glazed window to front aspect.

Fitted Kitchen/Breakfast Room

20'4 x 9'5 (6.20m x 2.87m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Tiled splashbacks. Integrated dishwasher. Space for range cooker. Extractor cooker hood. Space for fridge/freezer. Radiator. Double glazed window to rear aspect. Opening to -

Conservatory

9'7 x 8'0 (2.92m x 2.44m)

Radiator. Cupboard housing Television. Double glazed windows and doors to side aspect.

Utility Room

6'10 x 6'2 (2.08m x 1.88m)

Radiator. Plumbing and space for appliances. Double glazed window to rear aspect. Double glazed door to side aspect.

Ground Floor Cloakroom

Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Radiator. Cupboard housing gas meter.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Double glazed window.

Bedroom 1

14'1 x 12'4 (4.29m x 3.76m)

Radiator. Built-in wardrobes. Double glazed bay window to front aspect.

Bedroom 2

11'7 x 9'8 (3.53m x 2.95m)

Radiator. Built-in wardrobes. Eaves storage. Double glazed window to rear aspect.

Bedroom 3

9'9 x 9'3 (2.97m x 2.82m)

Radiator. Built-in wardrobes. Double glazed window to front aspect.

Modern Shower Room/WC

Suite comprising large shower cubicle with wall mounted shower. Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit. Airing cupboard and additional storage. Heated towel rail. Frosted double glazed window.

Outside

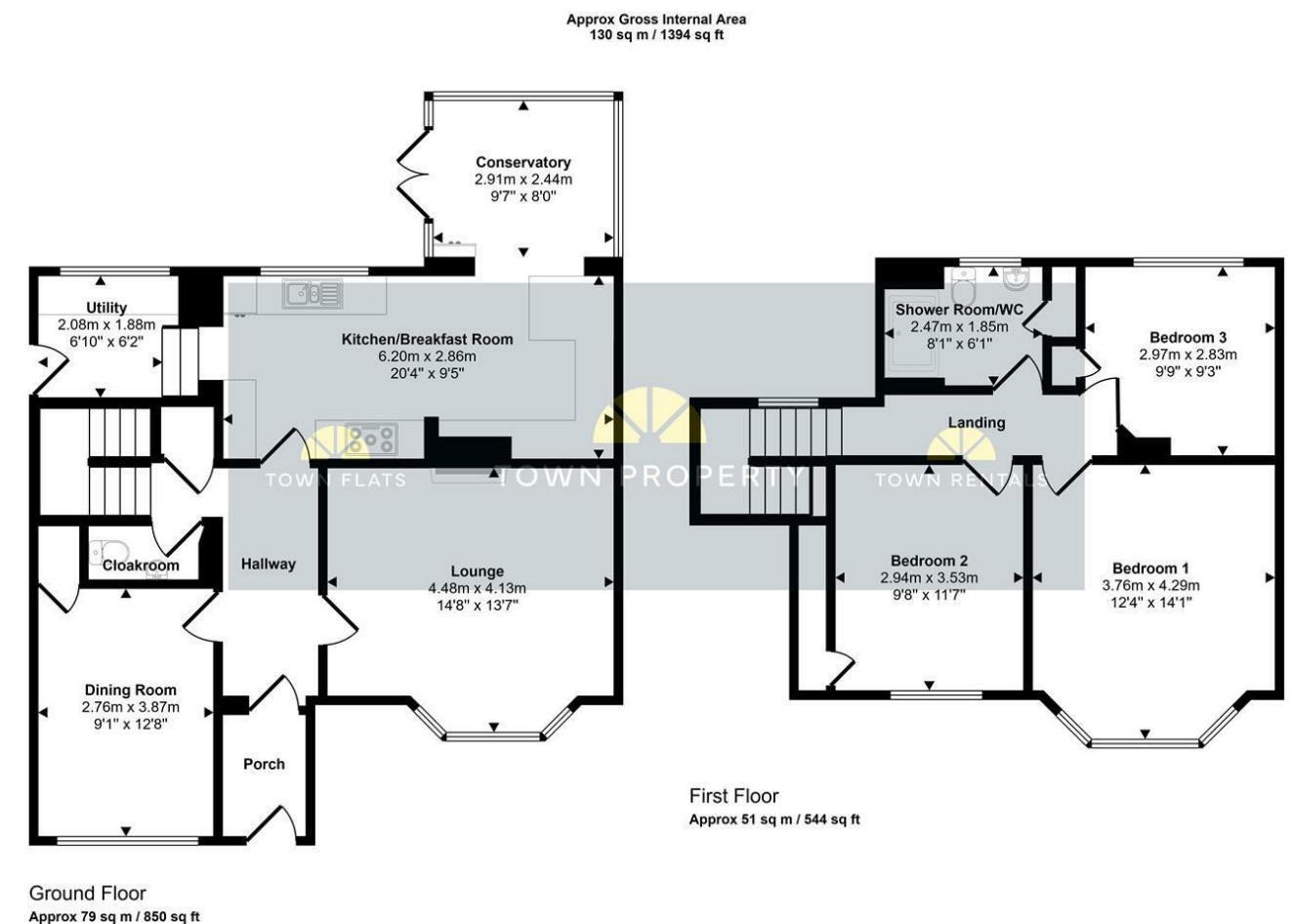
Rear Garden: Mainly laid to lawn with area of patio. Borders with mature shrubs and trees. Large shed/workshop.

Front Garden: Area of shingle with borders of shrubs and trees. Shed to the left with power.

Parking

Block paved driveway offering off road parking for several vehicles.

Council Tax Band = E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.