



01323 412200

TOWN PROPERTY

3 Bedroom 1/2 Reception 1 Bathroom

Freehold
Offers In The Region Of
£415,000



34 Anderida Road, Eastbourne, BN22 0PU

OFFERS IN THE REGION OF £415,000

Being sold CHAIN FREE, this three bedroomed detached house in Lower Willingdon has been extended and provides excellent family sized accommodation. The property features a large kitchen/dining room with an adjoining utility room and the first floor bath & shower room/wc has a modern and stylish suite. The sitting room includes a wood burner and the established rear garden extends to in excess of 100' in length and enjoys a Westerly aspect. Invaluable off street parking to the front provides ample off street parking for a number of vehicles. Local shops in Freshwater Square and bus services are within walking distance whilst local schools, Willingdon Village and the heritage down land are all within the surrounding area.



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Offers In The Region Of
£415,000**Main Features**

- Extended Detached House
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Stylish Refitted Bathroom/WC
- Large Rear Garden
- Ample Off Street Parking
- CHAIN FREE

Entrance

Radiator. Two storage cupboards.

Sitting Room

17'10 x 10'3 (5.44m x 3.12m)

Radiator. Log burner. Double aspect with double glazed windows to front and side aspects.

Kitchen/Dining Room

18'6 x 17'7 (5.64m x 5.36m)

Extended modern fitted kitchen with wooden work surfaces. Range cooker. Cooker hood. Integrated dishwasher. Two radiators. Double glazed patio doors to rear garden.

Utility Room

6'11 x 5'6 (2.11m x 1.68m)

Space and plumbing for washing machine. Kitchen cabinet storage. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing**Bedroom 1**

11'1 x 8'10 (3.38m x 2.69m)

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

Bedroom 2

11'7 x 6'11 (3.53m x 2.11m)

Radiator. Double glazed window to rear aspect overlooking extensive rear garden.

Bedroom 3

10'3 x 6'7 (3.12m x 2.01m)

Radiator. Double glazed window to front aspect.

Stylish Refitted Bathroom/WC

White suite comprising of basin, bath and low level WC with separate shower cubicle and heated towel rail. Double glazed window.

Outside

The mature and established rear garden enjoys a Westerly aspect and extends in excess of 100' in length.

Parking

A block paved driveway to the side provides off street parking for a number of vehicles.

Council Tax Band = D**EPC = C**