



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £340,000 - £360,000



3 Bedroom



1 Reception



1 Bathroom



## 29 Freeman Avenue, Eastbourne, BN22 9NU

\*\*\* GUIDE PRICE £340,000 - £360,000 \*\*\*

Conveniently located in the heart of West Hampden Park Village, this bay fronted house is semi detached and has three bedrooms. The property features a modern kitchen/dining room with access to the rear garden with a separate sitting room also included. There is also a first floor bathroom/wc and ample parking is provided to the front and also set back to the rear, accessed via the shared driveway. The rear garden extends to approximately 100' in length and is laid to lawn and patio. The High street shops, local shops and mainline railway station are just a short walk away.

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Main Features

- Semi Detached Bay Fronted House
- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Bathroom/WC
- Large Rear Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout
- Close to Local Schools and Shops

Covered Entrance Porch

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. New vinyl flooring. Frosted double glazed window.

Sitting Room

12'7 x 11'10 (3.84m x 3.61m )

Radiator. Fireplace with ornate surround and mantel above. Carpet.

Kitchen/Dining Room

17'9 x 11'11 (5.41m x 3.63m)

Range of units comprising of single drainer sink unit with surrounding upstands and worksurfaces with cupboards and drawers under. Inset four ring induction hob and eye level oven. Range of wall mounted units and extractor. Radiator. New vinyl flooring. Ornate fireplace surround with mantel above. Double glazed double doors to rear garden.

Stairs from Ground to First Floor Landing

Access to loft (not inspected) with ladder. Frosted double glazed window.

Bedroom 1

12'9 x 8'6 (3.89m x 2.59m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

12'0 x 10'8 (3.66m x 3.25m)

Radiator. Two built in wardrobes. Carpet. Double glazed window to rear aspect.

Bedroom 3

7'9 x 6'2 (2.36m x 1.88m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bathroom/WC

Panelled shower bath with shower screen, mixer tap and wall mounted shower. Wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit.

Outside

The rear garden is approximately 100' in length and arranged to lawn and patio with planted borders. There is gated side access.

Parking

There is off street parking to the front and further parking set back to the rear accessed via the shared driveway.

COUNCIL TAX BAND = D

EPC = C