Freehold

92 Meadowlands Avenue, Eastbourne, BN22 0DY

£499,950

3 Bedroom | 2 Reception | 1 Bathroom

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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.

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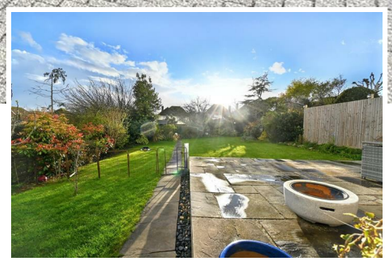

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Thoughtfully extended and beautifully updated by the current owners, this impressive three bedroom detached home offers spacious, modern living perfectly suited to family life. The heart of the home is the stunning open plan kitchen/dining/family room, designed with both everyday living and entertaining in mind, providing a bright and sociable space with direct access to the garden. In addition, there is a separate, comfortable lounge, a practical utility room and the added benefit of an integral garage. Upstairs, the property boasts three well-proportioned bedrooms along with a stylish family bathroom, all presented to a high standard throughout. Ideally situated within close proximity to highly sought after schools and Hampden Park, the property also benefits from excellent local amenities and transport links nearby. This beautifully appointed home is a fantastic opportunity for families seeking space, style and convenience. An internal inspection is highly recommended.

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Main Features

- Detached House
- 3 Bedrooms
- Lounge
- Open Plan Kitchen/Dining/Family Room
- Conservatory/Utility Room
- Ground Floor Cloakroom
- Bathroom/WC
- South Westerly Facing Lawned Rear Garden
- Driveway & Garage

Entrance
Front door to-

Hallway
Radiator.

Lounge
14'4 x 13'0 (4.37m x 3.96m)
Radiator. Multi fuel log burner. Double glazed bay window to front aspect. Opening to-

Family Room
9'5 x 9'3 (2.87m x 2.82m)
Radiator. Opening to-

Open Plan Kitchen/Dining Room
18'10 x 16'4 (5.74m x 4.98m)
Fitted range of base units, surrounding laminate worktop with inset stainless steel sink unit and mixer tap. Electric range cooker with extractor above. Integrated dishwasher. Range of floor to ceiling units with integrated fridge freezer. Three radiators. Two roof lights. Two obscured glass windows to side aspects. Double glazed window to rear aspect. Double glazed patio doors to garden. Door to-

Conservatory/Utility Room
9'2 x 6'2 (2.79m x 1.88m)
Worktop with inset stainless steel sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Space for upright freezer. Double glazed windows. Double glazed door to garden.

Ground Floor Cloakroom
Low level WC. Wash hand basin with mixer tap. Extractor fan.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Two double glazed window to side aspect.

Bedroom 1
11'10 x 11'10 (3.61m x 3.61m)
Radiator. Built in wardrobe. Double glazed bay window to front aspect.

Bedroom 2
11'9 x 9'7 (3.58m x 2.92m)
Radiator. Door to eaves storage. Double glazed window to front aspect.

Bedroom 3
9'5 x 9'5 (2.87m x 2.87m)
Radiator. Two storage cupboards, one housing gas boiler. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Wash hand basin with mixer tap and cupboards below. Radiator. Part tiled walls. Double glazed windows to rear and side aspects.

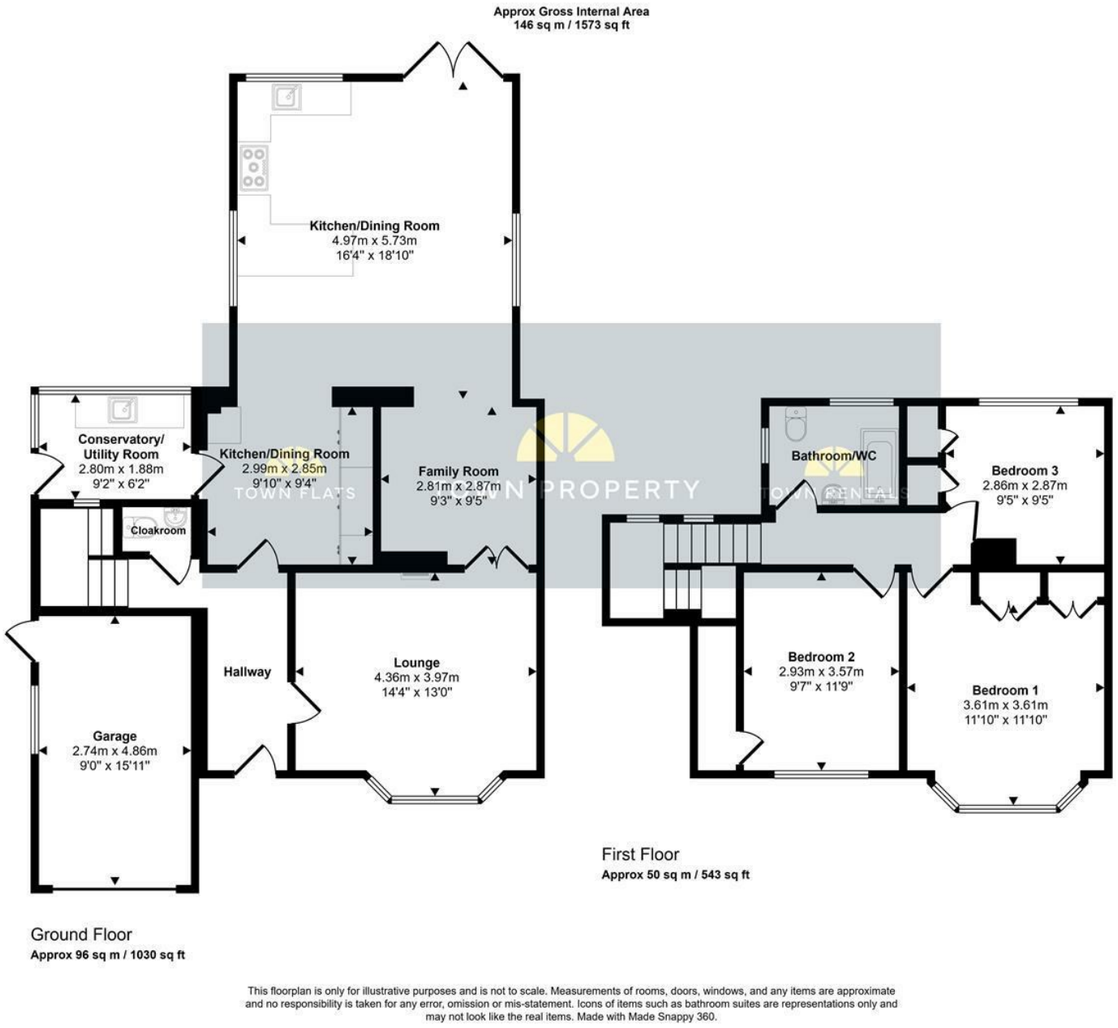
Outside
The South Westerly facing rear garden is mainly laid to lawn with an area of patio adjoining the house. The garden features a shed and plenty of mature trees, shrubs and plants.

Parking
A block paved driveway to the front of the property provides off road parking.

Garage
15'11 x 9'0 (4.85m x 2.74m)
Up and over door. Light and power. Door to side.

COUNCIL TAX BAND = E

EPC = D



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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