

Plot 145 Meadowburne Place,
St. Martins Road
Eastbourne, BN22 0LG

Freehold

£500,000



4 Bedroom 2 Reception 2 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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This stunning show home enviably situated in the Meadowburne Place development built by Barratt Homes is situated on the borders of Willingdon and Hampden Park, the house provides spacious and well proportioned accommodation that is finished to a very high standard. This four bedroom detached house with double garage benefits from a lounge, separate study, fitted kitchen/dining room with integrated appliances, further utility room and ground floor cloakroom. All four bedrooms are double bedrooms and the master has a luxury En-suite shower room and well as the family bathroom. The wonderful rear garden is laid to lawn with a pond, shrubs and patio. As well as a double garage there is further off road parking for two vehicles. Hampden Park schools and village high street can be found nearby.

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Main Features	Entrance
	Double glazed front door to-
<ul style="list-style-type: none">Newly Built Detached House	Hallway
<ul style="list-style-type: none">Four Double Bedrooms	Wood effect flooring. Radiator. Stairs to first floor. Built in cupboard.
<ul style="list-style-type: none">Ground Floor Cloakroom	Cloakroom
<ul style="list-style-type: none">Lounge & Study	Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.
<ul style="list-style-type: none">Kitchen/Dining Room	Lounge
<ul style="list-style-type: none">Utility Room	16'5 x 10'11 (5.00m x 3.33m)
<ul style="list-style-type: none">En Suite Shower Room/WC	Radiator. Double glazed window to front aspect.
<ul style="list-style-type: none">Family Bathroom/WC	Study
<ul style="list-style-type: none">Landscaped Rear Garden	7'5 x 6'11 (2.26m x 2.11m)
<ul style="list-style-type: none">Driveway & Double Garage	Radiator. Double glazed window to front aspect.
	Kitchen/Dining Room
	26'1 x 8'6 (7.95m x 2.59m)
	Range of fitted white wall and base units, worktops with inset stainless steel sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Understairs cupboard. Radiator. Wood effect flooring. Double glazed windows to rear aspect. Double glazed french doors to garden. Opening to-
	Utility Room
	5'2 x 5'1 (1.57m x 1.55m)
	Matching fitted wall units and work top. Space and plumbing for washing machine. Cupboard housing gas boiler. Wood effect flooring.
	Stairs from Ground to First Floor Landing
	Radiator. Airing cupboard housing hot water cylinder. Loft hatch (not inspected).
	Master Bedroom
	11'8 x 10'8 (3.56m x 3.25m)
	Fitted wardrobes with mirrored doors. Radiator. Double aspect with windows to front and side aspects. Door to-
	En Suite Shower Room/WC
	White suite comprising of shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.
	Bedroom 2
	11'7 x 9'5 (3.53m x 2.87m)
	Radiator. Fitted wardrobe with mirrored doors. Built in cupboard. Double glazed window to front aspect.
	Bedroom 3
	9'7 x 8'4 (2.92m x 2.54m)
	Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

Bedroom 4
9'2 x 8'10 (2.79m x 2.69m)
Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.
Bathroom/WC
White suite comprising of panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.
Outside
The wonderful rear garden occupies a good size plot and is mainly laid to lawn. There is a patio area, well stocked flower beds and borders and a pond. Access to the double garage can be made via the garden.
Double Garage
Two up and over doors. Light and power.
Parking
There is off road parking for two vehicles in front of the garage.

