



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£290,000 - £310,000



3 Bedroom



1 Reception



1 Bathroom



47 Meadowlands Avenue, Eastbourne, BN22 0DU

*** GUIDE PRICE £290,000 - £310,000 ***

Situated in the highly sought after West Hampden Park area, this attractive semi detached family home, conveniently located on a quiet pedestrian walkway, offering a safe and peaceful setting away from passing traffic, is within easy reach of local shops and excellent schools. The property offers three well proportioned bedrooms and a superb extended through lounge dining room, creating a bright and spacious living area ideal for both everyday family life and entertaining. The living area is further enhanced by a charming wood burning stove, creating a warm and inviting focal point. Further benefits include a welcoming entrance porch, a fitted kitchen, a convenient ground floor WC and a modern first floor bathroom. Presented in good decorative order, the home enjoys double glazing and gas fired central heating throughout. Outside, there are mature front and rear gardens, providing pleasant outdoor spaces to relax and enjoy. The property also benefits from a garage located to the rear of the garden, providing secure parking or valuable storage. The beautiful Hampden Park, Village high street shops, mainline railway station with direct services to London Victoria and a range of highly regarded schools are all within comfortable walking distance, making this an ideal home for families and commuters alike.



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Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Through Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Garage
- Close to Local Schools, Shops & Transport Links

Entrance

Storm porch with double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge/Dining Room

29'2 x 10'10 (8.89m x 3.30m)

Two radiators. Wood burner. Double glazed window to front aspect. Double glazed sliding door to garden. Door to-

Kitchen

11'6 x 7'1 (3.51m x 2.16m)

Fitted range of wall and base units, surrounding laminate worktops with inset one and a half bowl sink unit and mixer tap. Electric hob with double oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect. Double glazed door to side.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Extractor fan.

Stairs from Ground to First Floor Landing

Double glazed window. Loft access (not inspected).

Bedroom 1

11'11 x 10'5 (3.63m x 3.18m)

Radiator. Double glazed window to front aspect.

Bedroom 2

10'5 x 9'9 (3.18m x 2.97m)

Radiator. Built in storage. Double glazed window to rear aspect.

Bedroom 3

6'10 x 5'10 (2.08m x 1.78m)

Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail. Fully tiled walls. Obscure glass window to rear aspect.

Outside

The rear garden is laid to lawn and patio with an area of decking. There is access to the-

Garage

Light and power. Access to garden.

COUNCIL TAX BAND = C

EPC = C

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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.