



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£475,000



3 St. Vincents Place, Eastbourne, BN20 7QW

An immaculately presented three bedroom semi detached Georgian style house. Enviably situated on the desirable Ascham Estate in Meads the house provides well proportion accommodation and spacious accommodation. Benefits include wonderful landscaped rear gardens, a block paved driveway to the front that provides off road parking and access to the garage, a refitted kitchen & bathroom, double aspect lounge/dining room, ground floor cloakroom, double glazing and gas central heating. Meads Village with its range of independent shops and restaurants is within easy walking distance and an internal inspection comes very highly recommended.

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Main Features

- Immaculately Presented Georgian Style Meads Semi Detached House
- 3 Bedrooms
- Double Aspect Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Landscaped Rear Garden
- Off Road Parking For Several Vehicles
- Garage

Entrance

Entrance door to -

Hallway

Radiator. Stairs from ground to first floor landing.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Tiled floor. Radiator. Frosted double glazed window.

Double Aspect Bay Windowed Lounge/Dining Room

29'0 x 17'4 (8.84m x 5.28m)
Feature fireplace with inset fire. 2 radiators. Coved ceiling. Wall lights. Double glazed bay window to front aspect. Double glazed window and French doors to rear garden.

Fitted Kitchen

10'1 x 8'1 (3.07m x 2.46m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric induction hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Under unit lighting. Double glazed window and door to garden.

Stairs from Ground to First Floor Landing:

Cupboard with fixed shelving, housing gas boiler. Loft access (not inspected). Double glazed window.

Bedroom 1

13'6 x 10'10 (4.11m x 3.30m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Bedroom 2

13'3 x 9'1 (4.04m x 2.77m)
Radiator. Built-in double wardrobe and further range of fitted wardrobes. Double glazed window to rear aspect.

Bedroom 3

8'4 x 8'3 (2.54m x 2.51m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with low level WC with concealed cistern, wash hand basin with mixer tap and cupboards below. Tiled floor. Heated towel rail. Inset spotlights. Shaver point. Frosted double glazed window.

Outside

There is a wonderful landscaped garden to the rear.

Parking

To the front of the property there is a block paved driveway that provides off road parking for several vehicles and access to the garage that has an electric up & over door.

EPC = C

Council Tax Band = E