Freehold





1 Reception



2 Bathroom

£390,000



Plot 375 Meadowburne Place, St. Martins Road, Eastbourne, BN22 OLG

A 3 bedroom semi detached house finished to a high standard and forming part of the Meadowburne Place development. Built by Barratt Homes the house provides spacious and well proportioned accommodation comprising of a double aspect lounge, spacious fitted kitchen/breakfast room with integrated appliances and a ground floor cloakroom. The first floor has a spacious landing, 3 bedrooms, the master with an en-suite shower room/WC and further family bathroom/WC. The rear garden is laid to lawn and there is a tandem parking space for 2 vehicles. Hampden Park school and Village high street can be found nearby. An internal inspection comes highly recommended.

# Plot 375 Meadowburne Place. St. Martins Road, Eastbourne. BN22 OLG

£390,000

### Main Features

#### Entrance

Entrance door to -

· Newly Built Semi Detached

House

Hallway

Radiator. Understairs cupboard. Wood effect flooring.

3 Bedrooms

**Ground Floor Cloakroom** 

Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Radiator.

Ground Floor Cloakroom

**Double Aspect Lounge** 

Double Aspect Lounge

17'3 x 9'10 (5.26m x 3.00m) Radiators. Television point. Double glazed window to front aspect. Double glazed French doors to rear garden. Door to -

 Double Aspect Fitted Kitchen/Breakfast Room

Double Aspect Fitted Kitchen/Breakfast Room

17'2 x 10'8 (5.23m x 3.25m)

En-Suite Shower Room/WC

Range of fitted wall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with frosted glass splashback. Stainless steel cooker hood. Eye level electric oven. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Double glazed window to front aspect. Double glazed French doors to rear garden.

Modern Bathroom/WC

CHAIN FREE

· Lawned Rear Garden

Stairs from Ground to First Floor Landing: Radiator. Built-in cupboard. Double glazed window.

• Tandem Parking Space for 2 **Vehicles** 

Bedroom 1

11'7 x 9'11 (3.53m x 3.02m )

Radiator. Television point. Double glazed window to front aspect with far reaching views over open fields. Door to -

En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Wood effect flooring. Frosted double glazed window.

Bedroom 2

10'2 x 9'1 (3.10m x 2.77m)

Radiator. Loft access (not inspected). Double glazed window to rear aspect.

Bedroom 3

11'6 x 6'10 (3.51m x 2.08m)

Radiator. Double glazed window to front aspect.

# Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Wood effect flooring. Frosted double glazed window.

# Outside

The rear garden is laid to lawn with fenced boundries.

Tandem parking space for 2 vehicles.

EPC = B

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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.