TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£375,000



2 Pendine Gardens, Eastbourne, BN22 0BJ

Guide Price £375,000 to £395,000

An exceptionally well presented three bedroom detached family home with GARAGE, occupying an enviable corner plot within the desirable Meadowburne Place development, situated on the borders of Lower Willingdon. Immaculately presented throughout, the property has been thoughtfully improved and tastefully refurbished, creating bright, spacious and stylish accommodation ideally suited to modern family living. The property benefits from a well appointed and recently updated kitchen/dining room, providing an excellent contemporary space for both everyday living and entertaining. There are three well proportioned bedrooms, with the master bedroom enjoying the additional benefit of a private Ensuite shower room. Further features include generous reception accommodation, modern fixtures and fittings and a beautifully secluded rear garden enjoying a sunny aspect, providing a peaceful and private outdoor space for relaxation and entertaining. The favourable corner position also enhances the sense of space and privacy, while the garage provides valuable additional storage and parking. Meadowburne Place is a popular modern development, ideally positioned for access to the amenities of Hampden Park and Lower Willingdon, together with local schools, transport links and recreational facilities. This impressive home is offered to the market CHAIN FREE and represents an excellent opportunity to acquire a stylish, turn key family property in a highly regarded residential setting.

www.town-property.com info@town-property.com

Freehold

2 Pendine Gardens, Eastbourne, BN22 0BJ

£375,000

Main Features

- Detached House On Corner Plot
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Dining Room
- Utility Room
- En Suite Shower Room/WC & Family Bathroom/WC
- Lawned Rear Garden
- Driveway & Garage
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Cupboard.

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator.

Lounge
17'6 x 10'4 (5.33m x 3.15m)
Two radiators. Double glazed windows to front and side aspects.

Kitchen/Dining Room
17'7 x 9'4 (5.36m x 2.84m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor above. Integrated fridge freezer, dishwasher and wine fridge. Two radiators. Double glazed windows to rear and side aspects. Double glazed patio doors to garden. Door to-

Utility Room
5'9 x 5'4 (1.75m x 1.63m)
Range of wall and base units, worktop with undercounter appliance spaces. Radiator. Cupboard housing boiler. Understairs cupboard. Double glazed door to side.

Stairs from Ground to First Floor Landing
Radiator. Cupboard. Loft access (not inspected). Double glazed window.

Bedroom 1
11'11 x 10'1 (3.63m x 3.07m)
Radiator. Built in wardrobe. Double glazed window to front aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail. Frosted double glazed window.

Bedroom 2
10'6 x 9'6 (3.20m x 2.90m)
Radiator. Cupboard. Double glazed window to front aspect.

Bedroom 3
8'8 x 7'3 (2.64m x 2.21m)
Radiator. Double glazed window to side aspect.

Bathroom/WC
Panelled bath with mixer tap, wall mounted shower and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Heated towel rail. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio. Gated access to the driveway and garage.

Garage
Up and over door. Light and power.

Parking
A driveway provides off road parking.

COUNCIL TAX BAND = D

EPC = B

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.