



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£300,000 - £315,000**



## 47 Meadowlands Avenue, Eastbourne, BN22 0DU

\*\*\* GUIDE PRICE £300,000 - £315,000 \*\*\*

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/breakfast room, 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.



[www.town-property.com](http://www.town-property.com)



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|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Main Features                                     | Entrance                                                                                                                                                                                                                                                                                                                                     |
|                                                   | Storm porch with double glazed front door to-                                                                                                                                                                                                                                                                                                |
| • Semi Detached House                             | Hallway                                                                                                                                                                                                                                                                                                                                      |
| • 3 Bedrooms                                      | Radiator. Stairs to first floor.                                                                                                                                                                                                                                                                                                             |
| • Ground Floor Cloakroom                          | Lounge/Dining Room                                                                                                                                                                                                                                                                                                                           |
| • Through Lounge/Dining Room                      | 29'2 x 10'10 (8.89m x 3.30m)                                                                                                                                                                                                                                                                                                                 |
| • Kitchen                                         | Two radiators. Wood burner. Double glazed window to front aspect. Double glazed sliding door to garden. Door to-                                                                                                                                                                                                                             |
| • Bathroom/WC                                     | Kitchen                                                                                                                                                                                                                                                                                                                                      |
| • Lawn & Patio Rear Garden                        | 11'6 x 7'1 (3.51m x 2.16m)                                                                                                                                                                                                                                                                                                                   |
| • Garage                                          | 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. |
| • Close to Local Schools, Shops & Transport Links | 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                                                                                                                                                                                                                                                                                                                                      |