



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£280,000



28 Lakelands Close, Eastbourne, BN22 9EH

GUIDE PRICE £280,000 TO £290,000

Offered to the market CHAIN FREE, this well presented three bedroom end of terrace house occupies a larger than average plot and provides spacious, well thought out accommodation throughout. The property benefits from a practical and versatile layout, including a ground floor WC, generous living accommodation, and a large conservatory overlooking the rear garden, creating an ideal space for both relaxing and entertaining. Externally, the home enjoys a substantial rear garden, off road parking, and the added benefit of a garage located in a nearby block. Conveniently situated close to mainline railway stations, the property is ideal for commuters and is also within easy reach of a range of local amenities, schools, and transport links. An excellent opportunity for families, first time buyers, or investors alike, early viewing is highly recommended.



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Eastbourne, BN22 9EH

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Main Features

- End Of Terraced Home
Located In Hampden Park
- 3 Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Double Glazed Conservatory
- Ground Floor Cloakroom
- Modern Bathroom/WC
- Patio & Shingle Rear Garden
With Summer House
- Off Road Parking To The
Front & Garage En-Bloc
- CHAIN FREE

Entrance

Double glazed entrance door to -

Cloakroom

Low level WC. Wash hand basin with mixer tap set in vanity unit. Double glazed window to front aspect.

Lounge/Dining Room

16'1 x 11'11 / 10'7 x 7'5 (4.90m x 3.63m / 3.23m x 2.26m)
Radiators. Air conditioning unit. Double glazed bow window to front aspect. Double glazed window patio doors to conservatory. Opening to -

Fitted Kitchen

9'9 x 7'3 (2.97m x 2.21m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Plumbing and space for appliances. Double glazed window and door to -

Double Glazed Conservatory

14'8 x 9'2 (4.47m x 2.79m)
Double glazed window and doors to rear garden.

Stairs from Ground to First Floor Landing:

Airing cupboard. Loft access (not inspected).

Bedroom 1

13'7 x 7'3 (4.14m x 2.21m)
Radiator. Built-in storage. Air conditioning unit. Double glazed window to front aspect.

Bedroom 2

9'11 x 8'3 (3.02m x 2.51m)
Radiator. Air conditioning unit. Double glazed window to rear aspect.

Bedroom 3

8'1 x 6'2 (2.46m x 1.88m)
Radiator. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and wall mounted shower. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shaver point. Fully tiled. Heated towel rail. Frosted double glazed window.

Outside

Rear Garden: Laid to patio with shingle, car port (access from side road), summer house with light & power and shed.

Front Garden: Block paved, off road parking and shed.

Garage

Garage en-bloc (2nd from left) with electric up & over door, power and light.

COUNCIL TAX BAND = 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.