



80 Burton Road, Eastbourne, East Sussex, BN21 2RU

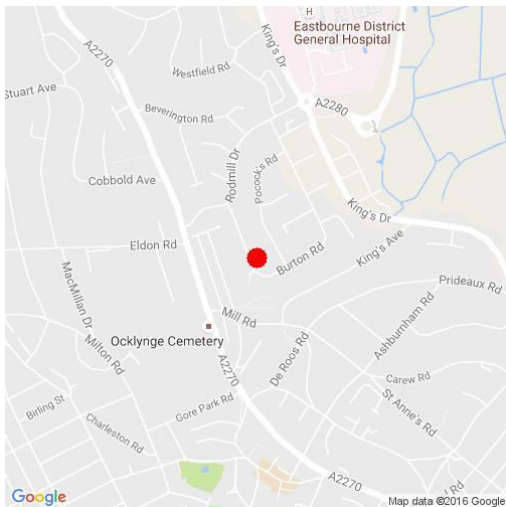
Price £332,500 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully refurbished and exceptionally well maintained detached 3 bedroom bungalow enjoying distant panoramic views to the sea. The bungalow is considered to occupy a convenient location on the popular Rodmill development being within level access to bus services whilst shopping facilities in Framfield Way are less than ¼ mile from the property. The Waitrose supermarket is only ½ mile away whilst the town centre, with its mainline railway station and town centre comprehensive shopping facilities are approximately 1½ miles distant. The bungalow has been the subject of complete refurbishment which includes re-wiring, re-plumbing, new double glazed windows, refurbished bathroom and kitchen. The gas centrally heated accommodation is exceptionally well presented and panoramic views from the rear of the property are over Eastbourne to the sea. An internal inspection of this bungalow is highly recommended.





At a Glance:

- Re-wired
- Re-plumbed
- New double glazing
- Gas fired central heating
- Re-fitted kitchen
- Re-fitted bathroom
- Views over Eastbourne to the sea
- Patio doors from living room to terrace and rear garden
- Garage plus driveway parking for up to 3 cars
- Favoured Rodmill location

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

L-SHAPED LIVING ROOM
21'10" (6.65m) x 15'7" (4.75m)

LOUNGE AREA
15'7" (4.75m) x 12'3" (3.73m)

DINING AREA
9'9" (2.97m) x 9'8" (2.95m)

KITCHEN
10'2" (3.1m) x 9'0" (2.74m)

UTILITY AREA
12'11" (3.94m) x 4'5" (1.35m)

INNER HALL

BEDROOM 1
12'1" (3.68m) x 11'6" (3.51m)

BEDROOM 2
11'7" (3.53m) x 9'5" (2.87m)

BEDROOM 3
8'2" (2.49m) x 9'4" (2.84m)

BATHROOM / WC

OUTSIDE:

GARAGE
plus parking for up to 3 cars.

GARDEN FRONT & REAR

EPC: D

COUNCIL TAX: Band D



Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only. All details concerning any outgoing or terms of the Lease are subject to verification.



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