



**27 Kinfauns Avenue, Eastbourne, BN22 8SS**

Price £425,000 | Freehold

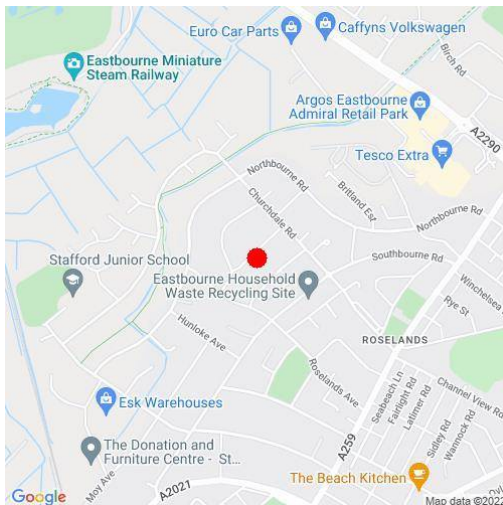
**LS** **Leaper  
Stanbrook**

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A charming three bedroom semi detached home with driveway, located in the popular Roselands area of Eastbourne. Having been fully refurbished in 2020, the house provides well-proportioned accommodation that leads from a spacious entrance hall to include two generous reception rooms, both with working fireplaces, and a refitted kitchen with integrated oven and hob. The dining room to the rear opens onto a lean-to/ conservatory that gives wonderful views of the immaculately maintained gardens, whilst the kitchen window also enjoys the same aspect. Upstairs there are three bedrooms and family bathroom. The house has gardens to the front and rear, with the rear garden being a particular feature, which is around 100ft and has been landscaped and structured with evergreen shrubs and trees to afford privacy and to be manageable. The rear section is perfect for a garden studio or home office. There is also the option to convert the loft space in order to create extra bedroom space (subject to planning consents). Other benefits include double glazed windows, off road parking for two cars and gas fired central heating. The property is located in the favoured Roselands area of Eastbourne, within easy reach of schools for most age groups and local shopping facilities are available in Seaside.







## At a Glance:

- Semi-detached family home
- Refurbished in 2020
- Two reception rooms with open fireplaces
- Re-fitted kitchen
- Three bedrooms
- Family bathroom plus downstairs wc
- Wonderful 100' rear garden
- Driveway parking for two vehicles
- Popular Roselands location

## Accommodation:

### ENTRANCE HALL

### LIVING ROOM

14'5" (4.39m) x 10'11" (3.33m)

### DINING ROOM

13'11" (4.24m) x 10'4" (3.15m)

### KITCHEN

10'1" (3.07m) x 7'5" (2.26m)

### LEAN-TO/CONSERVATORY

11'9" (3.58m) x 9'3" (2.82m)

### CLOAKROOM

### FIRST FLOOR LANDING

### BEDROOM

14'11" (4.55m) x 9'10" (3m)

### BEDROOM

13'11" (4.24m) x 10'4" (3.15m)

### BEDROOM

10'1" (3.07m) x 7'7" (2.31m)

### BATHROOM

### OUTSIDE:

### DRIVEWAY PARKING

### 100' WESTERLY REAR GARDEN

### COUNCIL TAX:

Band "D"

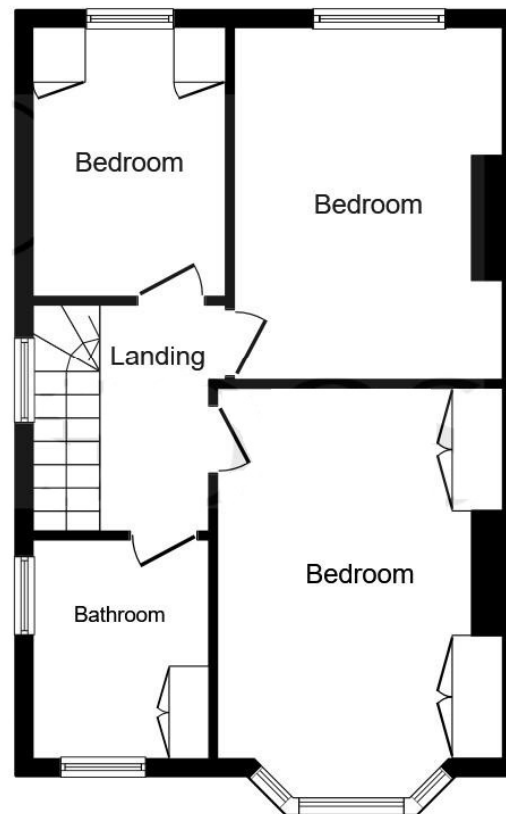
### EPC:

"E"





**Ground Floor**



**First Floor**

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.

**LS Leaper Stanbrook**

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