



8 Chatfield Crescent, Eastbourne, BN22 0EZ

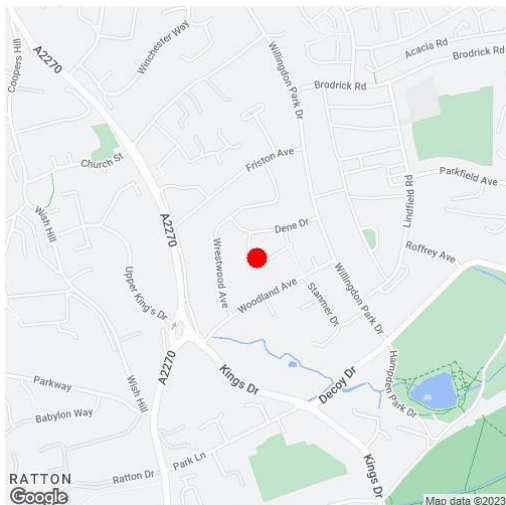
Offers in Excess of £500,000 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully appointed three bedroom detached bungalow set well back from the road within delightful secluded southwesterly facing gardens affording views to the South Downs. The well presented accommodation comprises a wonderful 20' x 17' L-shape living room with patio doors opening onto the rear garden, a large conservatory and modern fitted kitchen with integrated Neff oven, combination microwave, induction hob and American style fridge/freezer. Two of the three bedrooms have fitted wardrobes and the third has an en-suite cloakroom/wc. The modern shower room has been re-fitted in recent years with a large shower cubicle. The delightful gardens are an important feature with the secluded southwesterly facing rear garden laid principally to lawn with a large decked area, mature borders together with a separate secluded area that would be ideal as a kitchen garden. Other benefits include gas central heating, sealed unit double glazing, a garage and ample additional off road parking. Located in the favoured West Hampden Park area, local shopping facilities are available in Lindfield Road, whilst Eastbourne town centre is little more than 2 miles away.





At a Glance:

- Beautifully appointed throughout
- Secluded southwesterly garden with views to The South Downs
- Superb 20' x 17' L-shape living room
- Conservatory
- Fitted kitchen with integrated appliances
- Three bedrooms (one with en-suite w.c)
- Re-fitted shower room
- Garage and additional off-road parking
- Sealed unit double glazing & Gas central heating

Accommodation:

HALL

L--SHAPE LIVING ROOM

20'3" (6.17m) x 17'6" (5.33m) Maximum measurements

CONSERVATORY

18'6" (5.64m) x 8'0" (2.44m)

KITCHEN

9'8" (2.95m) x 7'6" (2.29m) + depth of kitchen cabinets

LEAN-TO

BEDROOM 1

14'2" (4.32m) x 11'10" (3.61m)

BEDROOM 2

11'6" (3.51m) x 10'6" (3.2m)

BEDROOM 3

11'8" (3.56m) x 6'10" (2.08m)

EN-SUITE W.C

SHOWER ROOM/WC

OUTSIDE

GARDENS FRONT AND REAR

GARAGE AND OFF-ROAD PARKING

COUNCIL TAX

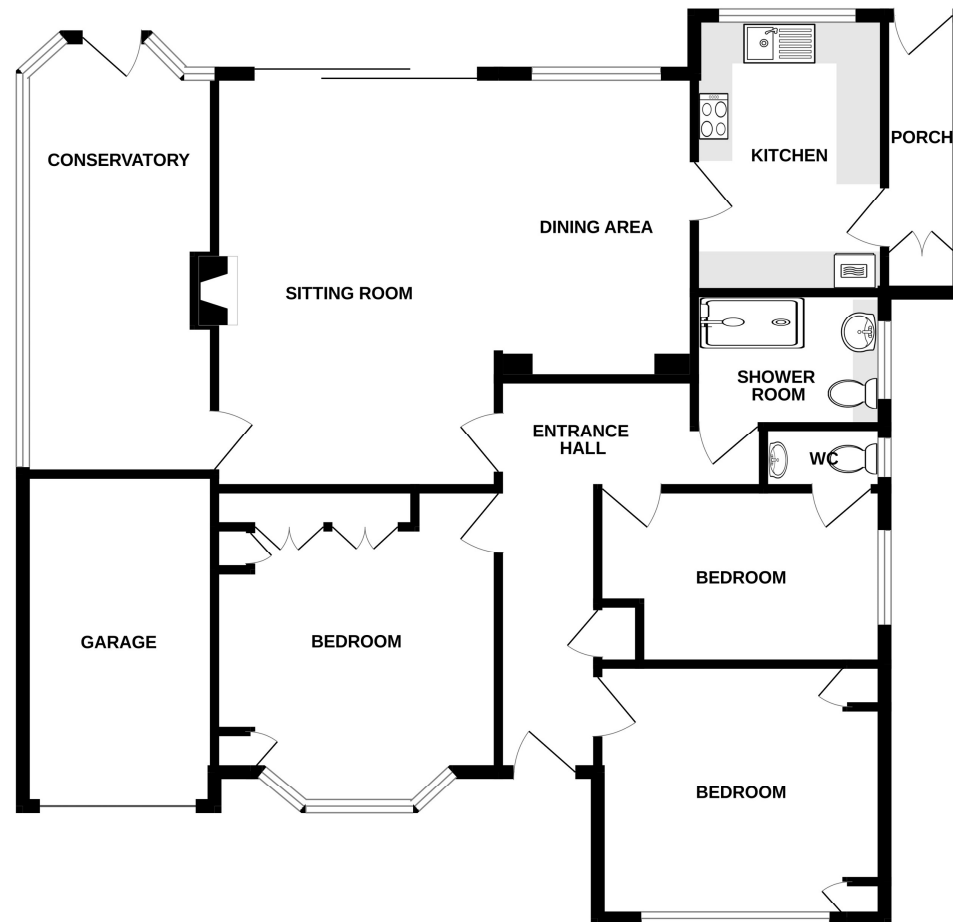
BAND `D`

EPC

`D`



GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk