



4 Borrowdale Close, Eastbourne, BN23 8HX

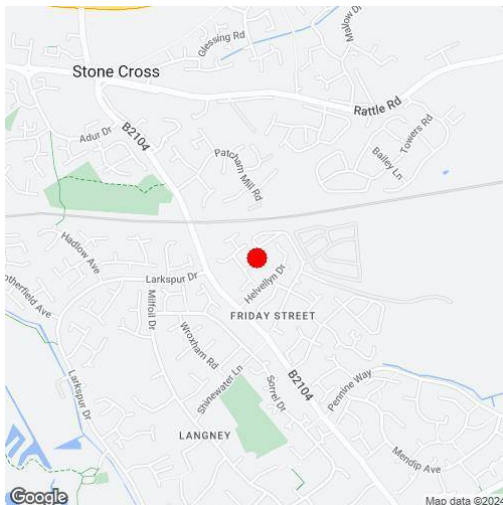
Price £425,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well presented four bedroom detached house providing generously proportioned accommodation within a quiet cul-de-sac location on the borders of Stone Cross and Langney. The accommodation comprises two reception rooms with the dining room having patio doors opening onto the rear garden. The kitchen/breakfast room is fitted with a comprehensive range of matching wall and base units beneath contoured work surfaces with an integrated double oven and gas hob with adjacent utility room. All four bedrooms are of a good size and three have fitted wardrobe cupboards. The splendid 16' x 12' master bedroom has a re-fitted en-suite shower room, whilst the other bedrooms are served by a second re-fitted shower room. The house is set within lawned gardens to the rear with off-road parking in addition to the integral garage to the front. Other benefits include gas central heating and sealed unit double glazing. Local shopping facilities are little more than a half mile away at Langney Shopping Centre, whilst other facilities are available in Stone Cross.





At a Glance:

- Well presented throughout
- Four generous bedrooms (Three with fitted wardrobes)
- Two reception rooms
- Fitted kitchen/breakfast room and adjacent utility room
- Two re-fitted shower rooms (one -en-suite)
- Garage
- Gardens
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

HALL

CLOAKROOM/WC

SITTING ROOM

19'0" (5.79m) x 12'6" (3.81m)

DINING ROOM

12'8" (3.86m) x 9'0" (2.74m) Plus Recess

KITCHEN/BREAKFAST ROOM

13'0" (3.96m) x 10'0" (3.05m)

UTILITY ROOM

7'4" (2.24m) x 5'3" (1.6m)

LANDING

MASTER BEDROOM

16'2" (4.93m) x 12'0" (3.66m)

EN-SUITE SHOWER ROOM

BEDROOM 2

15'9" (4.8m) x 8'10" (2.69m) Plus Recess

BEDROOM 3

10'6" (3.2m) x 9'0" (2.74m)

BEDROOM 4

10'6" (3.2m) x 7'0" (2.13m)

FAMILY SHOWER ROOM/WC

OUTSIDE:

GARDENS FRONT & REAR

GARAGE

15'3" (4.65m) x 8'6" (2.59m)

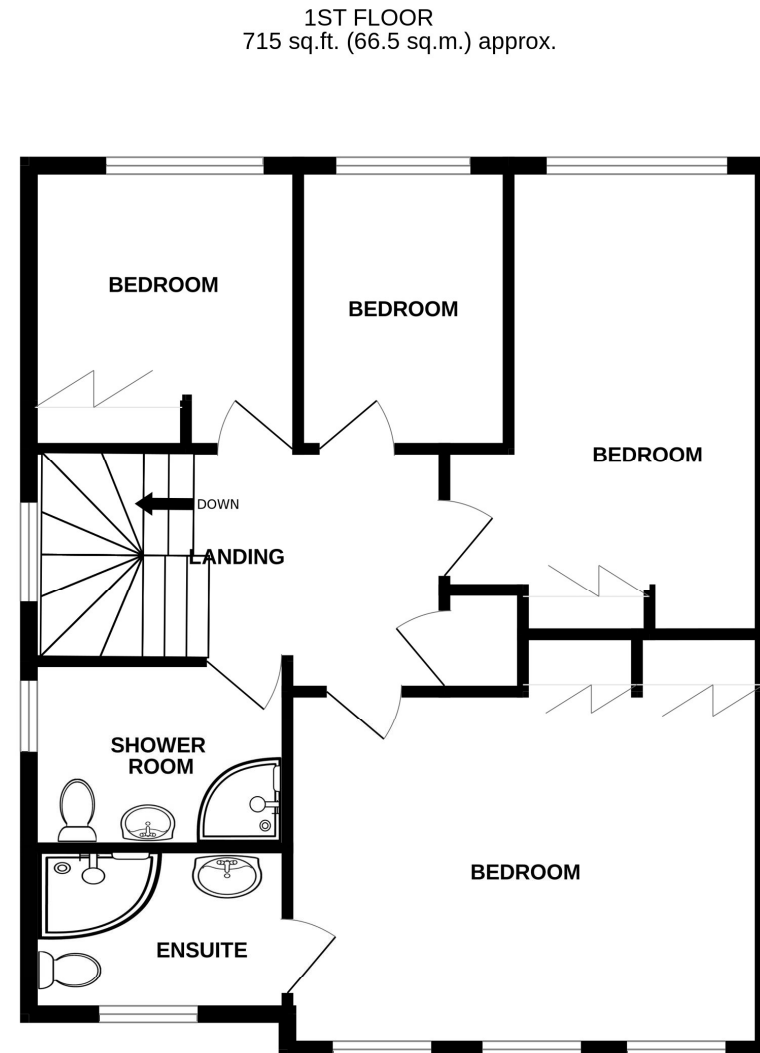
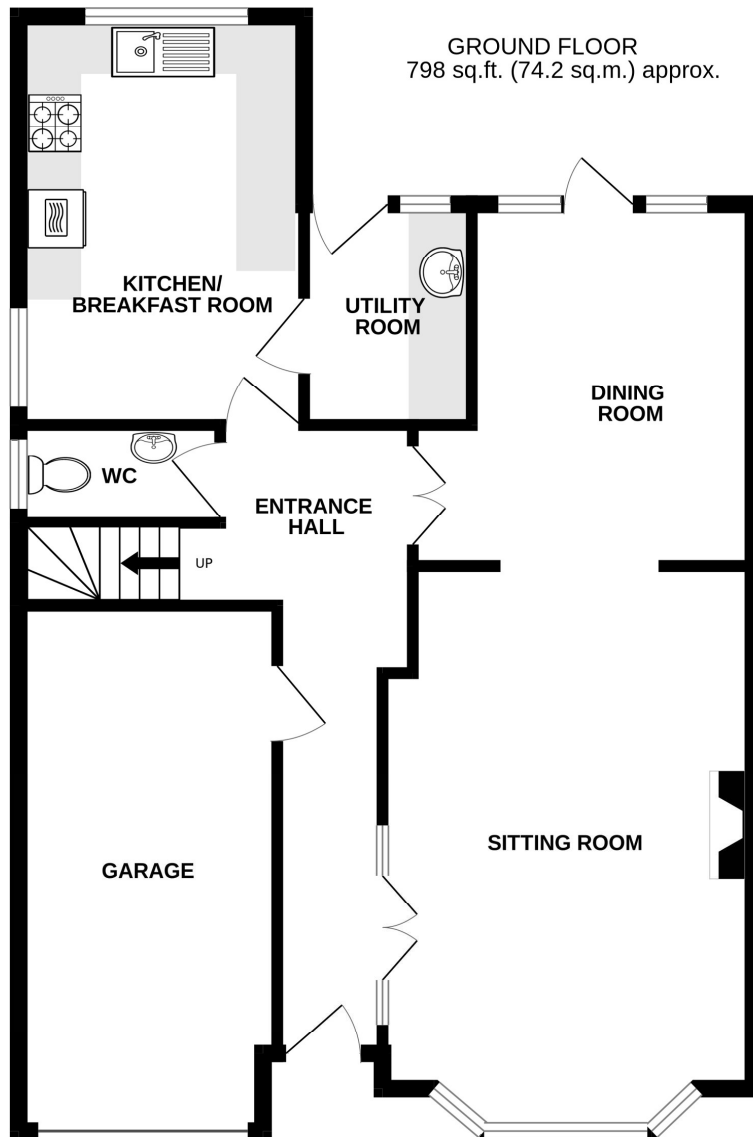
COUNCIL TAX:

Band 'E'

EPC:

C





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.

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