



48 Eridge Road, Eastbourne, BN21 2TS

Price £375,000 | Freehold

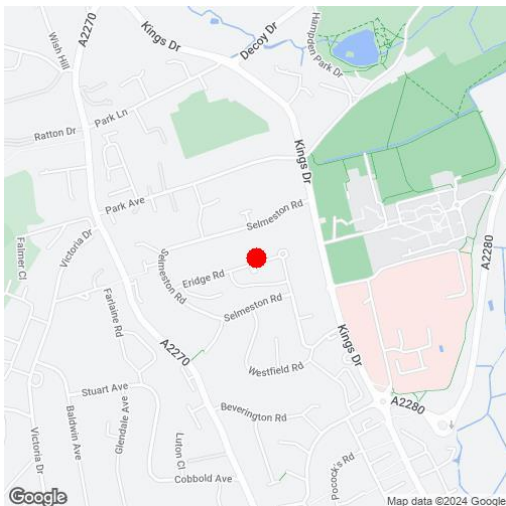
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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A very well presented two/three bedroom detached bungalow located in the popular Rodmill area of Eastbourne close to local shops, bus routes and excellent road links and boasting driveway, garage and south facing rear garden. This delightful property enjoys bright and spacious accommodation throughout comprising entrance porch, entrance hall, spacious sitting room overlooking the rear garden, modern kitchen with range of work surface with drawers and cupboards and matching wall units above, integral cooker, fridge freezer, washing machine and partly tiled walls. There is a well equipped shower room with large walk in shower cubicle with glass screen, wash hand basin and low level wc. There are two good size double bedrooms as well as a utility room with range of cupboards and a wash hand basin, this room was previously bedroom three and could easily be converted back if required. There is a low maintenance front garden principally laid with paving stones and a driveway leading to a garage benefiting from power and light. To the rear there is a secluded south facing garden with area of patio, lawn and a variety of plants, shrubs and trees. Additional benefits include double glazing and gas central heating.







### At a Glance:

- Well presented two/three bedroom detached bungalow
- Popular Rodmill location
- Modern kitchen
- Utility room/ Bedroom 3
- Modern shower room
- Spacious sitting room
- Close to local shops and bus routes
- Secluded south facing rear garden
- Driveway and garage
- Double glazing and gas central heating

### Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

16'4" (4.98m) x 13'9" (4.19m)

**KITCHEN**

10'5" (3.18m) x 6'7" (2.01m)

**BEDROOM 1**

12'4" (3.76m) x 11'1" (3.38m)

**BEDROOM 2**

11'1" (3.38m) x 10'0" (3.05m)

**UTILITY ROOM**

11'1" (3.38m) x 7'1" (2.16m)  
(previously bedroom 3 and could be easily converted back)

**SHOWER ROOM**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**GARAGE**

**COUNCIL TAX:**

Band "D"

**EPC:**

"D"



## Three Bedroom Bungalow



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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