

32 Kinfauns Avenue, Eastbourne, BN22 8SS

Price £395,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

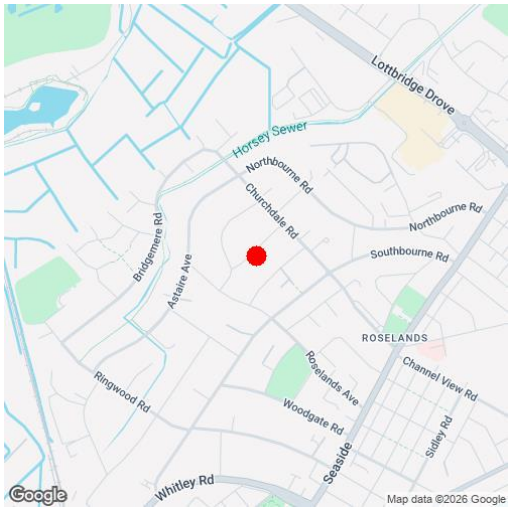
A delightful three bedroom semi-detached house which has undergone recent renovation and refurbishment by the current owner, located in the popular Roselands area of Eastbourne close to local shops, bus routes and the popular Roselands infant school. This wonderful home enjoys accommodation comprising spacious entrance hall, sitting room with attractive bay window, extended open plan kitchen/dining room with range of matching wall and base units, spaces for appliances, integrated eye level double oven/grill and bi-fold doors opening onto the rear garden. There is a useful utility room and a ground floor WC. Stairs rise from the entrance hall to the first floor landing where there are three excellent size bedrooms and a modern and well appointed bathroom with bath, independent walk in shower cubicle, wash hand basin, low level WC, tiled walls, tiled floor and inset spotlights. The property is approached via a block paved driveway providing off road parking for 2-3 vehicles and to the rear there is a good size garden. Additional benefits include double glazing and gas central heating

















At a Glance:

- Well presented extended three bedroom semi-detached house
- Popular Roselands location
- Large open plan kitchen/dining room
- Modern contemporary bath/shower room
- Ground floor WC
- Sitting room with attractive bay window
- Block paved driveway
- Excellent size rear garden
- Utility room
- Double glazing and gas central heating





Accommodation:

ENTRANCE HALL

SITTING ROOM
15'6" (4.72m) x 11'4" (3.45m)

OPEN PLAN KITCHEN / DINING ROOM
22'6" (6.86m) x 18'9" (5.72m)

UTILITY ROOM
8'4" (2.54m) x 6'9" (2.06m)

WC

FIRST FLOOR LANDING

BEDROOM 1
15'8" (4.78m) x 11'3" (3.43m)

BEDROOM 2
12'9" (3.89m) x 10'4" (3.15m)

BEDROOM 3
9'9" (2.97m) x 8'5" (2.57m)

BATHROOM

OUTSIDE:

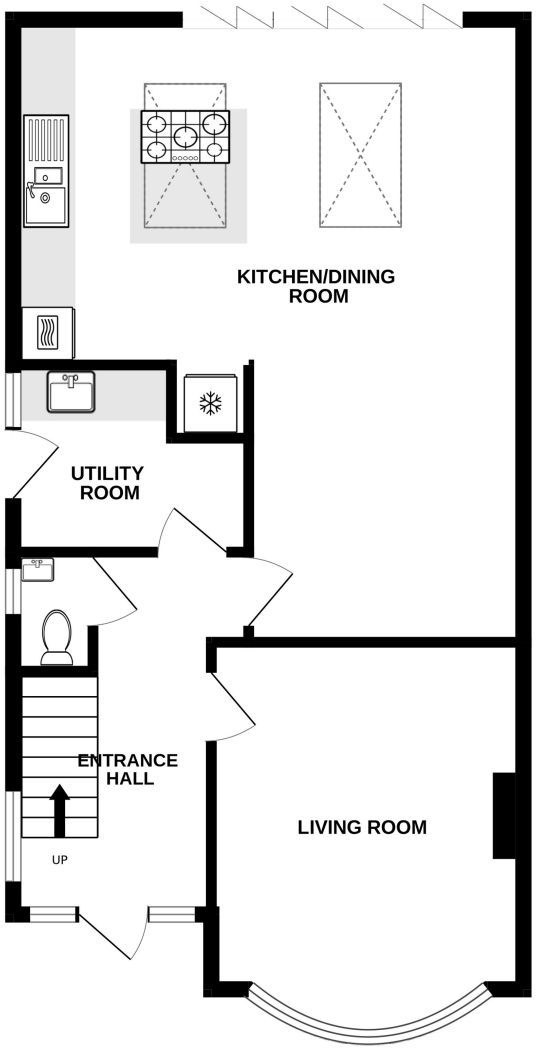
BLOCK PAVED DRIVEWAY

REAR GARDEN

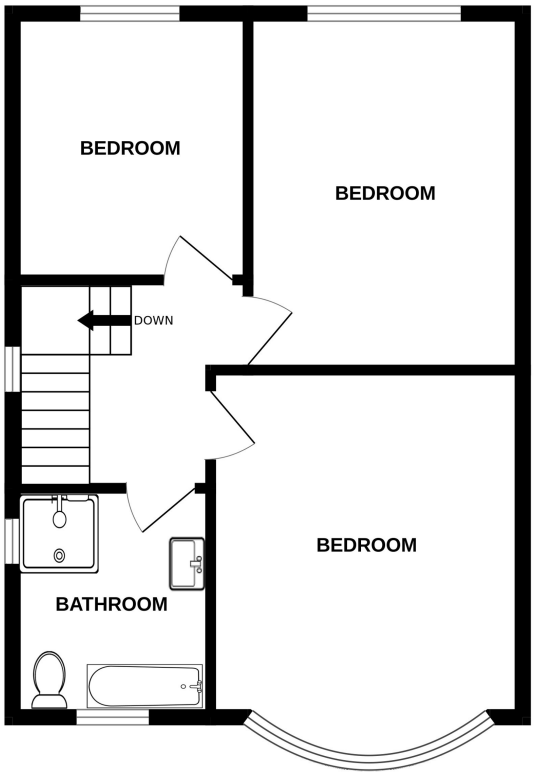
COUNCIL TAX:
Band `D`

EPC:
`C`

GROUND FLOOR



1ST FLOOR



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.
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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