



9 Lawns Avenue, Eastbourne, BN21 1PJ

Guide Price £400,000 | Freehold

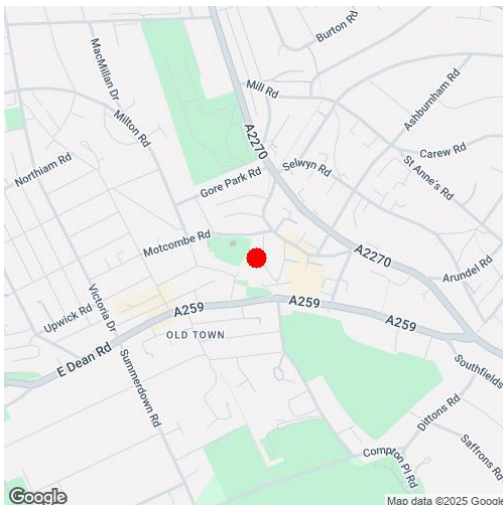
**LS** Leaper  
Stanbrook

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GUIDE PRICE £400,000 - £425,000 A delightful three bedroom semi-detached house boasting driveway and garage nestled in the heart of Motcombe village within the popular Old Town area of Eastbourne. Enjoying views towards the attractive St Mary's Church, this property is conveniently located close to a Waitrose store, a variety of pubs, a number of excellent local schools as well as the open green space of Gildredge park. Accommodation comprises spacious entrance hall, sitting room, dining room, modern kitchen, downstairs wc, first floor landing, three good size bedrooms and bathroom/wc. The property enjoys a private garden to the rear as well as a front garden with driveway leading to a single garage. The property is offered to the market chain free and additional benefits include double glazing and gas central heating.







## At a Glance:

- Three bedroom semi-detached house
- Popular Motcombe location
- Sitting room
- Dining room
- Modern kitchen
- Family bathroom
- Downstairs wc
- Chain Free
- Garage and driveway
- Front and rear gardens

## Accommodation:

### PORCH

### ENTRANCE HALL

### SITTING ROOM

14'6" (4.42m) x 13'8" (4.17m)

### DINING ROOM

12'1" (3.68m) x 12'0" (3.66m)

### KITCHEN

11'6" (3.51m) x 7'4" (2.24m)

### REAR LOBBY

### DOWNSTAIRS WC

### FIRST FLOOR LANDING

### BEDROOM 1

12'1" (3.68m) x 11'9" (3.58m)

### BEDROOM 2

11'9" (3.58m) x 11'4" (3.45m)

### BEDROOM 3

8'5" (2.57m) x 8'2" (2.49m)

### BATHROOM

### OUTSIDE:

### GARAGE

19'1" (5.82m) x 8'8" (2.64m)

### DRIVEWAY PARKING

### FRONT & REAR GARDENS

### EPC:

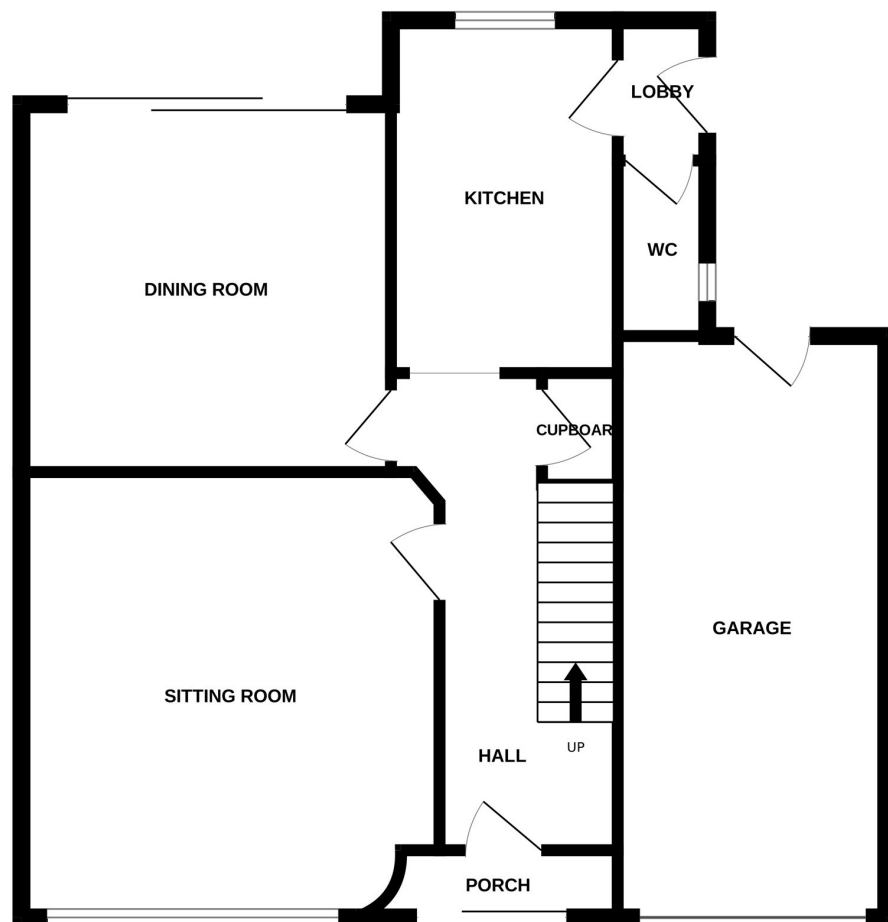
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### COUNCIL TAX:

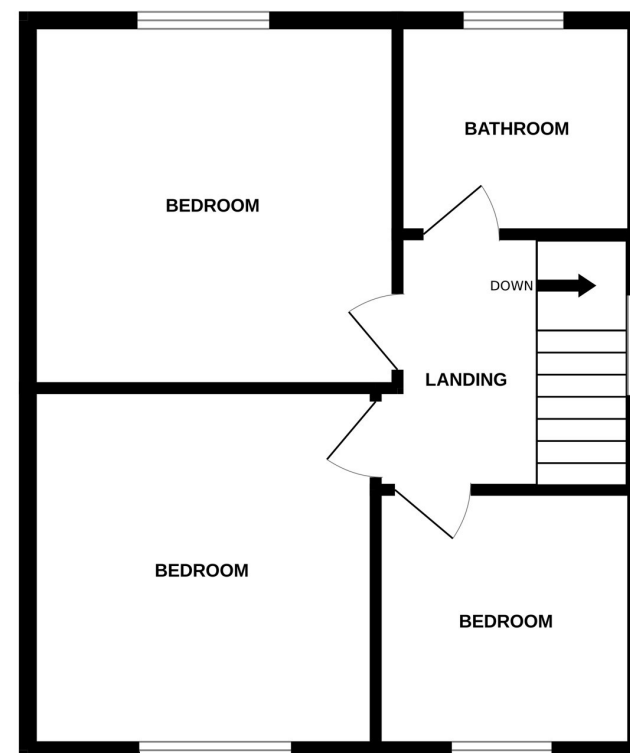
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GROUND FLOOR



1ST 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.

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