



69 Burton Road, Eastbourne, BN21 2RF

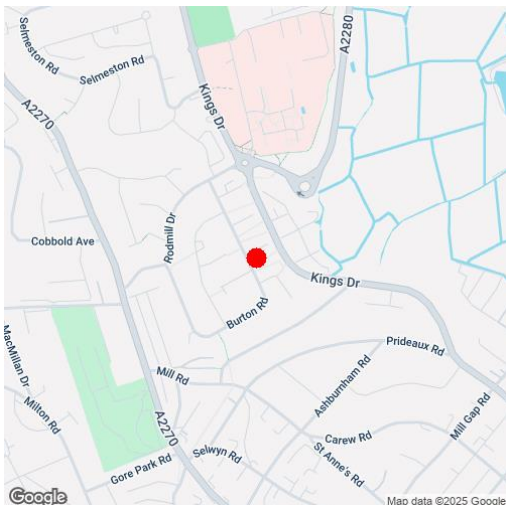
Price £369,950 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned detached house with three double bedrooms enjoying a popular location in the Rodmill area of Eastbourne, available with no onward chain. The accommodation comprises a generous L-shape living room with patio doors opening on to a conservatory, a cloakroom/wc and kitchen on the ground floor. The three first floor bedrooms are served by a shower room/wc. The house is approached via a reasonably long driveway that provides ample off-road parking in addition to the attached garage. Although requiring general modernisation and redecoration, the house does benefit from gas central heating and sealed unit double glazing. Local shopping facilities are available within a few hundred yards at Framfield Way, whilst Eastbourne town centre, served by the Rodmill Drive and Kings Drive bus routes are approximately 1.5 miles away.





At a Glance:

- Three double bedrooms
- Favoured Rodmill location
- No onward chain
- Garage
- Gas central heating
- Sealed unit double glazing
- Ideal opportunity for the DIY enthusiast

Accommodation:

PORCH

HALL

CLOAKROOM / WC

KITCHEN

11'0" (3.35m) x 8'4" (2.54m)

L-SHAPE LIVING ROOM

20'9" (6.32m) x 11'8" (3.56m)

CONSERVATORY

LANDING

BEDROOM 1

15'8" (4.78m) x 10'0" (3.05m) plus depth of fitted wardrobes

BEDROOM 2

11'0" (3.35m) x 10'6" (3.2m)

BEDROOM 3

11'0" (3.35m) x 8'10" (2.69m)

SHOWER ROOM / WC

OUTSIDE:

GARDEN

approximately 30' in depth

GARAGE

20'0" (6.1m) x 8'6" (2.59m)

DRIVEWAY

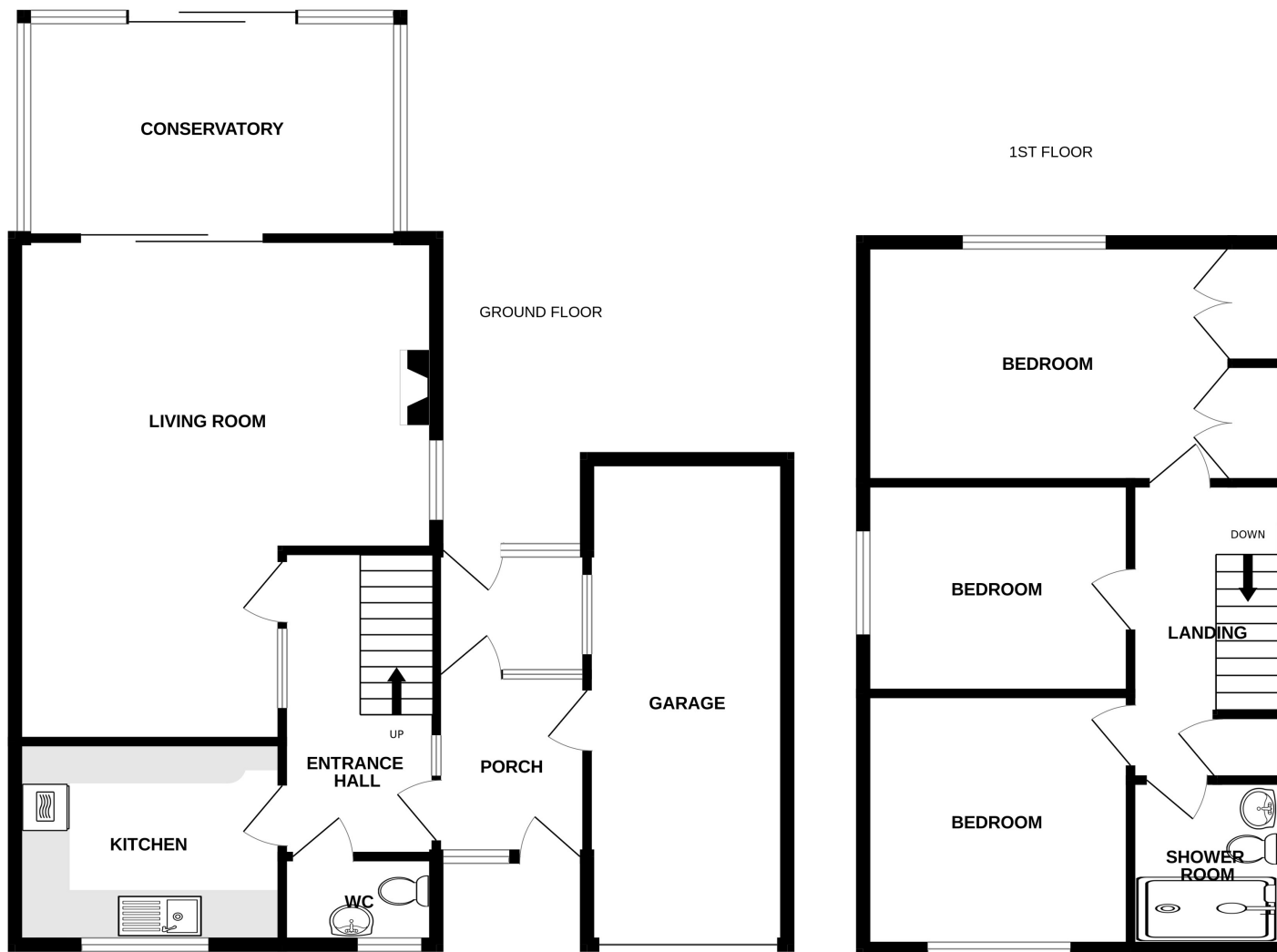
COUNCIL TAX:

Band 'D'

EPC:

'D'





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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